



**PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

July 28, 2025

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

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, July 28, 2025 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 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
Engineer
District Records



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, July 28, 2025
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: 684 257 747#

Agenda

For the full agenda packet, please contact: sconley@vestapropertyservices.com

- I. **Roll Call**
 - Clint Miner (1-VC)
 - David Steppy (2)
 - Jeffrey Spiess (3-C)
 - (4) VACANT
 - Steven Russell (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 (hbeckett@vestapropertyservices.com & sconley@vestapropertyservices.com)

IV. **Seat 4 Supervisor Appointment**

- A. Consideration of Supervisor Candidates *Under Separate Cover*
- B. Administration of Oaths of Office Exhibit 1
- C. Adoption of **Resolution 2025-07, Designating Officers** Exhibit 2
- D. Overview of Sunshine and Public Record Laws

References:

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Training](#)
- [Free Resources for Required Ethics Training](#)

V. **FY 2026 Budget**

- A. **FY 2026 Budget Public Hearing**
 - 1. Open Public Hearing
 - 2. Presentation of FY 2026 Budget Exhibit 3
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Consideration and Adoption of **Resolution 2025-08, Adopting FY 2025-2026 Budget** Exhibit 4





V. FY 2026 Budget (Continued)

C. FY 2026 Assessments Public Hearing

1. Open Public Hearing
2. Presentation of FY 2026 Assessment Allocation [Exhibit 5](#)
3. Public Comments
4. Close Public Hearing

- CI. Consideration and Adoption of **Resolution 2025-09, Providing for the Collection and Enforcement of Special Assessments for FY 2025-2026** [Exhibit 6](#)

VI. Vendor Reports

- A. Aquatic Maintenance – *Matt Remson, Remson Aquatics* [Exhibit 7](#)

- B. Landscape Maintenance – *David Manfrin, LMP* [Exhibit 8](#)

1. Consideration of LMP Proposals
 - a. #346309 Stump Grinding 3 Oaks - \$1,305.00 – *Previously Presented* [Exhibit 9](#)
 - b. #352387 Balm Riverview Median Soil Amendment - \$191.00 [Exhibit 10](#)

VII. Staff Reports

- A. District Counsel – *Michael Broadus, Straley, Robin, Vericker*

- B. District Engineer – *Tonja Stewart/Vasili Kostakis, Stantec*

1. Presentation of SWFWMD Report [Exhibit 11](#)
 - a. Consideration of LMA Erosion Repair to Weir Control Structure Proposals [Exhibit 12](#)
 - i. Consolidated Land Services Repair
 - A) [Option 1: Priority #355 - \\$1,750.69](#)
 - B) [Option 2: Recommended #356 - \\$14,210.88](#)
 - ii. [Crosscreek Environmental Inc. - \\$6,950.00](#)
 - b. LMA Erosion Repair to Weir Control Structure and Pond FG Inlet Structure [Exhibit 13](#)
 - i. [Option 1: # 357 - \\$2,790.71](#)
 - ii. [Option 2: Recommended # 358 - \\$14,912.95](#)

- C. District Manager – *Heath Beckett, Vesta District Services*





VIII. Business Matters

- A. Consideration of Telecom Community Advisors Agreement [Exhibit 14](#)
- B. Consideration and adoption of **Resolution 2025-10, Setting FY 2026 Meeting Schedule** [Exhibit 15](#)
- C. Review of Tickler File [Exhibit 16](#)

IX. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 23, 2025 [Exhibit 17](#)
- B. Consideration and Acceptance of the June 2025 Unaudited Financial Report [Exhibit 18](#)

X. Facilities Report

- A. Facilities Director – *Anna Ramirez, Vesta* [Exhibit 19](#)
 - 1. Consideration of Premier Technologies Access Control Proposal [Exhibit 20](#)
 - 2. Consideration of Xcellent Xteriors Holiday Lighting Proposal #5492 - \$4,505.40 [Exhibit 21](#)

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

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

XIII. Next Meeting Quorum Check

6:30 p.m. on August 25, 2025

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

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

XIV. Adjournment

XV. Action Items Summary (*To be Included in Minutes*)



EXHIBIT 1



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

I, _____, a citizen of the State of Florida and of the United States of America, and being a Supervisor of the Panther Trace II Community Development District (the "District") and a recipient of public funds as such Supervisor, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Panther Trace II Community Development District, located in Hillsborough County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20__ by _____, who is personally known to me or who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Panther Trace II Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of Notary Public and the Date the Commission Expires)



OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence
Or ____ online notarization this ____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 2



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desire to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Heath Beckett	Secretary
Johanna Lee	Treasurer
Scott Smith	Assistant Treasurer
Patricia Kehr	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
Kyle Darin	Assistant Secretary
Shirley Conley	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ RD DAY OF _____, 2025.

ATTEST:

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Heath Beckett, Secretary
Kyle Darin, Assistant Secretary

Name: _____
Chair Vice Chair of the Board of Supervisors



EXHIBIT 3



EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
REVENUE					
ASSESSMENTS - ON ROLL	935,499	1,086,568	1,152,034	1,288,881	136,846
INTEREST REVENUE	39,054	66,548	300	300	-
RENTAL INCOME	2,547	4,185	3,000	3,000	-
MISCELLANEOUS REVENUE	515	1,778	-	-	-
TOTAL REVENUES	977,614	1,159,078	1,155,334	1,292,181	136,846
EXPENDITURES					
ADMINISTRATIVE:					
BOARD OF SUPERVISORS PAYROLL	11,800	12,200	12,000	12,000	-
PAYROLL TAXES	903	933	918	918	-
PAYROLL SERVICES FEE	603	650	650	650	-
TRAVEL PER DIEM	-	-	350	350	-
MANAGEMENT CONSULTING SERVICES	49,440	49,440	51,170	51,170	-
OFFICE SUPPLIES	322	1,227	750	750	-
BANK FEES	-	-	300	300	-
MISCELLANEOUS (Postage and copies)	191	178	50	200	150
MASS MAILING	1,567	1,563	1,500	1,500	-
AUDITING	3,450	3,650	3,650	3,800	150
REGULATORY AND PERMIT FEES	175	224	175	175	-
LEGAL ADVERTISEMENTS	247	462	2,000	1,000	(1,000)
ENGINEERING SERVICES	4,500	3,619	4,500	4,500	-
LEGAL SERVICES	11,769	10,601	20,000	20,000	-
SALES TAX	339	256	600	600	-
WEBSITE HOSTING	2,015	2,015	2,033	2,033	-
TOTAL ADMINISTRATIVE	87,322	87,017	100,646	99,946	(700)
INSURANCE					
INSURANCE (GENERAL LIABILITY)	21,153	31,041	35,000	38,622	3,622
TOTAL INSURANCE	21,153	31,041	35,000	38,622	3,622
DEBT SERVICE ADMINISTRATION					
DISSEMINATION AGENT - BONDS	1,000	1,000	1,035	1,072	37
ARBITRAGE REBATE	650	650	650	650	-
TRUSTEE FEES	4,148	4,148	6,000	4,500	(1,500)
TOTAL DEBT SERVICE ADMINISTRATION	5,798	5,798	7,685	6,222	(1,463)
SECURITY:					
SECURITY SYSTEM - CONTRACT	129	-	-	-	-
SECURITY SYSTEM - MAINTENANCE & IMPROVE.	-	8,055	1,500	1,500	-
TOTAL SECURITY	129	8,055	1,500	1,500	-
PHYSICAL ENVIRONMENT EXPENSES:					
ELECTRICITY	228,583	34,151	35,020	35,020	-
STREETLIGHTING LEASE	32,233	234,754	252,350	245,000	(7,350)
WATER	11,780	16,387	22,660	20,000	(2,660)
SOLID WASTE DISPOSAL	2,113	1,959	2,099	2,099	-
PET WASTE REMOVAL	136	-	-	-	-
PEST CONTROL	608	1,339	900	1,000	100
COMMUNICATIONS (Tel, Internet, Tech, Etc.)	2,642	4,167	4,635	4,635	-
FACILITY MAINTENANCE (lighting, etc)	216	63	3,000	1,500	(1,500)
WATERWAY MANAGEMENT PROGRAM - CONTRACT	21,855	20,270	23,484	23,598	114
WATERWAY MANAGEMENT PROGRAM - OTHER	8,117	6,895	4,000	4,000	-
LANDSCAPE MAINTENANCE - CONTRACT	261,242	261,599	320,000	310,000	(10,000)
LANDSCAPE MAINTENANCE - OTHER	55,585	3,202	35,000	35,000	-
IRRIGATION MAINTENANCE	31,244	13,063	22,480	17,500	(4,980)
IRRIGATION COMPLIANCE REPORTING	-	-	2,700	2,700	-
DECORATIVE LIGHTS & MAINTENANCE	12,558	7,080	9,000	9,000	-
SIGNAGE REPAIRS	2,474	1,266	2,000	2,000	-
CAPITAL RESERVES - WELL PUMPS	15,686	-	2,500	2,500	-
FIELD MISCELLANEOUS	4,249	2,805	-	-	-
TOTAL PHYSICAL ENVIRONMENT	691,322	609,000	741,827	715,552	(26,276)
CLUBHOUSE & AMENITY ADMINISTRATION:					
AMENITY MANAGEMENT	59,506	65,487	73,370	73,800	430
AMENITY MANAGEMENT - (cell phone & reimb expenses)	150	1,520	600	600	-
AMENITY MAINTENANCE & IMPROVEMENTS	1,148	3,807	4,000	4,000	-
AMENITY EMPLOYEE FICA TAXES	4,631	5,073	5,613	5,646	33
AMENITY EMPLOYEE PAYROLL SERVICES FEE	1,351	1,300	1,350	1,350	-
CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	7,136	4,952	6,420	6,420	-
CLUBHOUSE FACILITY MAINTENANCE - Other	11,590	3,441	15,000	10,000	(5,000)

EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
POOL MAINTENANCE - Contract	22,800	27,901	25,515	25,515	-
POOL PERMITS	426	425	425	425	-
POOL MONITORING	-	31,629	36,000	36,000	-
POOL MAINTENANCE - Other	22,053	-	5,000	5,000	-
CLUBHOUSE MISCELLANEOUS SUPPLIES	3,457	1,555	4,000	4,000	-
SPECIAL EVENTS	9,565	9,692	10,000	10,000	-
PLAYGROUND MAINTENANCE	5,664	3,445	3,000	3,000	-
CAPITAL OUTLAY ALLOWANCE	29,460	100,961	78,383	78,383	-
CLUBHOUSE & AMENITY TOTAL	178,936	261,189	268,676	264,139	(4,537)
BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	-		-	166,200	166,200
TOTAL EXPENDITURES	984,661	1,002,100	1,155,334	1,292,181	136,846
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(7,046)	156,978	-	-	-
FUND BALANCE - BEGINNING	854,809	847,763	1,004,741	1,004,741	-
NET CHANGE IN FUND BALANCE	(7,046)	156,978	-	-	-
FUND BALANCE - ENDING	847,763	1,004,741	1,004,741	1,004,741	-



EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND - CONTRACT SUMMARY

FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
GENERAL ADMINISTRATIVE:			
BOARD OF SUPEVISORS PAYROLL	Engage PEO	\$ 12,000.00	PER MEETING. 5 BOARD MEMBERS @ \$200 EACH, ASSUMES 12 MEETINGS/YEAR - F.S. 190.006
PAYROLL TAXES	Engage PEO	\$ 918.00	7.65% OF BOS PAYROLL
PAYROLL SERVICE FEE	Engage PEO	\$ 650.00	APPROXIMATELY \$50 PER PAYROLL AND \$50 YEAR END PROCESSING
TRAVEL PER DEIM		\$ 350.00	ESTIMATED; VARIABLE/DISCRETIONARY FOR AMENITY MANAGER;
MANAGEMENT CONSULTING SERVICES	VESTA	\$ 51,170.40	District Management Services
OFFICE SUPPLIES		\$ 750.00	ESTIMATED; VARIABLE/DISCRETIONARY
BANK FEES	BANK UNITED	\$ 300.00	ESTIMATED; NO MAINTENANCE FEES - COST TO ORDER CHECK, DEPOSIT STAMP, DEPOSIT TICKETS AND SPECIAL SERVICES
MISCELLANEOUS (POSTAGE & COPIES)		\$ 200.00	ESTIMATED; VARIABLE/DISCRETIONARY (VESTA - 1099 FILING - \$50)
MASS MAILING	VESTA / TAMPA PRINT	\$ 1,500.00	ESTIMATED; VARIABLE IF MAILING NEEDS TO BE DONE FOR INCREASE IN ASSESSMENTS
AUDITING	DMHB	\$ 3,800.00	CONTRACT ENDS 2028
REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES VESTA	\$ 175.00	FIXED BY STATUTE
LEGAL ADVERTISEMENTS	Business Observer	\$ 1,000.00	ESTIMATED NON-CONTRACTUAL AGREEMENT. AMOUNT VARIES (3X PUBLIC HEARINGS, 1X YEARLY MEETING SCHEDULE)
ENGINEERING SERVICES	STANTEC CONSULTING	\$ 4,500.00	ESTIMATED; VARIABLE/DISCRETIONARY; SEE STANTEC AGREEMENT
LEGAL SERVICES	STRALEY ROBIN VERICKER	\$ 20,000.00	ESTIMATED; VARIABLE/DISCRETIONARY
SALES TAX	FLA. DEPT. OF REVENUE	\$ 600.00	ESTIMATED; DEPENDS ON MISCELLANEOUS REVENUE (7% OF REVENUE)
WEBSITE HOSTING	SCHOOLNOW VESTA	\$ 2,032.54	Website hosting and ADA compliance & Website Mgmt
INSURANCE:			
INSURANCE (POL, Liability, Property & Casualty, WC)	EGIS INSURANCE	\$ 38,622.00	Based upon FY25 WITH 5% INCREASE - WAITING ON EGIS TO GIVE US RATES.
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT - BONDS	VESTA	\$ 1,072.00	SERIES 2014
ARBITRAGE REBATE	LLS TAX SOLUTIONS	\$ 650.00	SERIES 2014
TRUSTEE FEES	US BANK	\$ 4,500.00	TRUSTEE FEE
SECURITY:			
SECURITY SYSTEM -MAINTENANCE & IMPROVEMENT		\$ 1,500.00	ESTIMATED, BASED ON NEED. INCLUDES KEY CARDS
PHYSICAL ENVIRONMENT EXPENSES:			
ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	\$ 35,020.00	ELECTRICITY FOR 16 METERS FOR PUMPS/WELLS
STREETLIGHTING LEASE	TAMPA ELECTRIC COMPANY (TECO)	\$ 245,000.00	499 STREETLIGHTS
WATER	HILLSBOROUGH COUNTY (B.O.C.C.)	\$ 20,000.00	ESTIMATED; USAGE VARIES
SOLID WASTE DISPOSAL	FCC Environmental Services	\$ 2,098.80	
PEST CONTROL	HOME TEAM PEST DEFENSE	\$ 1,000.00	APPROX \$125 PER QUARTER FOR BUGS + \$100 FOR 4 RODENT TREATMENTS
COMMUNICATIONS (TEL, INTERNET, TECH, ETC)	Frontier Communications	\$ 4,635.00	ESTIMATED; USAGE VARIES; estimates monthly bills of \$375 PLUS 3% CostLiv inc.
FACILITY MAINTENANCE		\$ 1,500.00	ESTIMATED; VARIABLE/DISCRETIONARY. Spent 2% of line item in FY 24
WATERWAY MANAGEMENT PROGRAM - CONTRACT	REMSON AQUATICS	\$ 23,598.00	\$1,585 MONTHLY LANDSCAPE PLUS \$945 QUARTERLY MITIGATION PLUS 3.5% CostLiv inc.
WATERWAY MANAGEMENT PROGRAM - OTHER	REMSON AQUATICS	\$ 4,000.00	MISC POND MAINTENANCE ITEMS
LANDSCAPE MAINTENANCE - CONTRACT	LMP	\$ 310,000.00	FIXED;MONTHLY SERVICE FOR CORE MAINTENANCE, IRRIGATION INSPECTION, TURF & ORNAMENTAL FERT/CHEM - **MP Contract YR 3 exp 3/31/2025 - will need to do RFP anticipate increase April 2025
LANDSCAPE MAINTENANCE - OTHER	LMP	\$ 35,000.00	Mulch replacement (\$33K), tree fertilization (\$2 per tree), OTC injections(\$120 per tree), sod preplacement (\$1-\$1.5 sq. ft.) *May change w/COL increase &/or new contract \$31,000 spent for Hurricane clean-up FY 25
IRRIGATION MAINTENANCE	LMP	\$ 17,500.00	AS NEEDED PLUS 4% based on FY 25 - 5 mos



EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND - CONTRACT SUMMARY

FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
IRRIGATION COMPLIANCE REPORTING	GHS	\$ 2,700.00	MONTHLY READINGS ARE \$225
DECORATIVE LIGHT MAINTENANCE	Illuminations Holiday Lighting	\$ 9,000.00	
SIGNAGE REPAIRS		\$ 2,000.00	ESTIMATED; VARIABLE/DISCRETIONARY
FIELD MISCELLANEOUS		\$ 2,500.00	ESTIMATED; VARIABLE/DISCRETIONARY.
CLUBHOUSE & AMENITY ADMINISTRATION:			
AMENITY MANAGEMENT	Engage PEO	\$ 73,800.00	CLUBHOUSE MANAGER & ASSISTANT MGR
AMENITY MANAGEMENT - (cell phone & reimb expenses)		\$ 600.00	CELL PHONE REIMBURSEMENT
AMENITY MAINTENANCE & IMPROVEMENT		\$ 4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY; based on FY 24 6 mo spending
AMENITY CENTER EMPLOYEE FICA TAXES TAXES	Engage PEO	\$ 5,645.70	7.65% of Mgmt & Pool Monitor payroll
AMENITY CENTER EMPLOYEE PAYROLL SERVICE FEE	Engage PEO	\$ 1,350.00	APPROXIMATELY \$50 PER PAYROLL (26) AND \$50 YEAR END PROCESSING
CLUB FACILITY MAINTENANCE (CLEANING)	VANGUARD / Spick & Span	\$ 6,420.00	Vanguard - \$410/mo, Spick & Span - \$125/wk post-event cleaning
CLUB FACILITY MAINTENANCE -OTHER		\$ 10,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
POOL MAINTENANCE - CONTRACT	Galaxy Pro	\$ 25,515.10	
POOL PERMITS - ANNUAL	HILLSBOROUGH COUNTY PUBLIC HEALTH	\$ 425.00	MAIN POOL (\$275) AND INTERACTIVE WATER FEATURE (\$150) - SEE POOL PERMIT INVOICES
POOL MONITORING	Engage PEO	\$ 36,000.00	NEW LINE IN FY25 BUDGET, SEPARATED FROM POOL MAINTENANCE - OTHER
POOL MAINTENANCE - OTHER	Florida Pools/Galaxy Pro	\$ 5,000.00	
CLUBHOUSE MISCELLANEOUS SUPPLIES		\$ 4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
SPECIAL EVENTS		\$ 10,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
PLAYGROUND MAINTENANCE		\$ 3,000.00	ESTIMATED
CAPITAL OUTLAY		\$ 78,383.00	
INCREASE IN CAPITAL RESERVES		\$ 166,200.00	Re-Fund the reserve fund from the tennis court project
Grand Total		\$ 1,292,180.54	

EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,288,880.54
COLLECTION COSTS	\$27,422.99
EARLY PAYMENT DISCOUNT	\$54,845.98
GROSS O&M ASSESSMENT	\$1,371,149.51

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾
Villas 33.5'	110	110
Single Family 40'	318	318
Single Family 50'	199	199
Single Family 60'	173	173
Single Family 70'	129	129
Single Family 85'	190	189
	1,119	1,118

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
0.75	82.5	5.4%	\$73,492.62	\$668.11
1.00	318.0	20.7%	\$283,280.63	\$890.82
1.25	248.8	16.2%	\$221,591.37	\$1,113.52
1.50	259.5	16.9%	\$231,167.68	\$1,336.23
1.75	225.8	14.7%	\$201,102.52	\$1,558.93
2.13	404.7	26.3%	\$360,514.69	\$1,897.45
	1,539.2	100.0%	\$1,371,149.51	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL PER LOT ⁽³⁾
Villas 33.5'	\$668.11	\$424.93	\$1,093.04
Single Family 40'	\$890.82	\$566.57	\$1,457.39
Single Family 50'	\$1,113.52	\$708.21	\$1,821.74
Single Family 60'	\$1,336.23	\$849.85	\$2,186.08
Single Family 70'	\$1,558.93	\$991.50	\$2,550.43
Single Family 85'	\$1,897.45	\$1,206.79	\$3,104.24

FY 2025 PER LOT	VARIANCE FY25 - FY26	VARIANCE PER MONTH
\$1,022.11	\$70.94	\$5.91
\$1,362.81	\$94.58	\$7.88
\$1,703.51	\$118.23	\$9.85
\$2,044.21	\$141.87	\$11.82
\$2,384.91	\$165.52	\$13.79
\$2,902.78	\$201.46	\$16.79

⁽¹⁾ Reflects the total number of lots with Series 2014A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2014A bond issuance. Includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2025 County property tax bill.

EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
\$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

	TOTAL DEBT SERVICE
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 818,606
INTEREST - INVESTMENT	-
MISCELLANEOUS	-
TOTAL REVENUE	818,606
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2026	136,203
November 1, 2026	125,103
PRINCIPAL RETIREMENT	
May 1, 2026	555,000
TOTAL EXPENDITURES	816,306
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,300
FUND BALANCE FORWARD	-
FUND BALANCE - ENDING	\$ 2,300

NET DEBT SERVICE	818,606
COLLECTION COSTS & EARLY PMT. DISCOUNT	52,251
GROSS DEBT SERVICE ASSESSMENTS	\$ 870,858



**EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
\$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2016						10,965,000
5/1/2017	430,000	1.200%	193,318	623,318		10,535,000
11/1/2017			190,738	190,738	814,056	10,535,000
5/1/2018	440,000	1.600%	190,738	630,738		10,095,000
11/1/2018			187,218	187,218	817,956	10,095,000
5/1/2019	445,000	2.000%	187,218	632,218		9,650,000
11/1/2019			182,768	182,768	814,986	9,650,000
5/1/2020	455,000	2.400%	182,768	637,768		9,195,000
11/1/2020			177,308	177,308	815,076	9,195,000
5/1/2021	470,000	2.750%	177,308	647,308		8,725,000
11/1/2021			170,846	170,846	818,154	8,725,000
5/1/2022	480,000	3.125%	170,846	650,846		8,245,000
11/1/2022			163,346	163,346	814,191	8,245,000
5/1/2023	500,000	3.400%	163,346	663,346		7,745,000
11/1/2023			154,846	154,846	818,191	7,745,000
5/1/2024	515,000	3.500%	154,846	669,846		7,230,000
11/1/2024			145,833	145,833	815,679	7,230,000
5/1/2025	535,000	3.600%	145,833	680,833		6,695,000
11/1/2025			136,203	136,203	817,036	6,695,000
5/1/2026	555,000	4.000%	136,203	691,203		6,140,000
11/1/2026			125,103	125,103	816,306	6,140,000
5/1/2027	580,000	4.000%	125,103	705,103		5,560,000
11/1/2027			113,503	113,503	818,606	5,560,000
5/1/2028	600,000	4.000%	113,503	713,503		4,960,000
11/1/2028			101,503	101,503	815,006	4,960,000
5/1/2029	625,000	4.000%	101,503	726,503		4,335,000
11/1/2029			89,003	89,003	815,506	4,335,000
5/1/2030	650,000	4.000%	89,003	739,003		3,685,000
11/1/2030			76,003	76,003	815,006	3,685,000
5/1/2031	680,000	4.125%	76,003	756,003		3,005,000
11/1/2031			61,978	61,978	817,981	3,005,000
5/1/2032	705,000	4.125%	61,978	766,978		2,300,000
11/1/2032			47,438	47,438	814,416	2,300,000
5/1/2033	735,000	4.125%	47,438	782,438		1,565,000
11/1/2033			32,278	32,278	814,716	1,565,000
5/1/2034	765,000	4.125%	32,278	797,278		800,000
11/1/2034			16,500	16,500	813,778	800,000
5/1/2035	800,000	4.125%	16,500	816,500	816,500	-
Total	\$ 10,965,000		\$ 4,538,148	\$ 15,503,148	\$ 15,503,148	

Max. Annual Debt Service: 818,606

Footnote:

(a) Data herein for budgetary purposes only.

EXHIBIT 4



RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the



Panther Trace II Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$2,110,787.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$1,292,181.00
Total Debt Service Funds	\$ 818,606.00
Total All Funds*	\$2,110,787.00

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

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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



Passed and Adopted on July 28, 2025.

Attested By:

**Panther Trace II
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



EXHIBIT 5



EXHIBIT A
PANTHER TRACE II CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,288,880.54
COLLECTION COSTS	\$27,422.99
EARLY PAYMENT DISCOUNT	\$54,845.98
GROSS O&M ASSESSMENT	\$1,371,149.51

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾
Villas 33.5'	110	110
Single Family 40'	318	318
Single Family 50'	199	199
Single Family 60'	173	173
Single Family 70'	129	129
Single Family 85'	190	189
	<u>1,119</u>	<u>1,118</u>

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
0.75	82.5	5.4%	\$73,492.62	\$668.11
1.00	318.0	20.7%	\$283,280.63	\$890.82
1.25	248.8	16.2%	\$221,591.37	\$1,113.52
1.50	259.5	16.9%	\$231,167.68	\$1,336.23
1.75	225.8	14.7%	\$201,102.52	\$1,558.93
2.13	404.7	26.3%	\$360,514.69	\$1,897.45
	<u>1,539.2</u>	<u>100.0%</u>	<u>\$1,371,149.51</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL PER LOT ⁽³⁾
Villas 33.5'	\$668.11	\$424.93	\$1,093.04
Single Family 40'	\$890.82	\$566.57	\$1,457.39
Single Family 50'	\$1,113.52	\$708.21	\$1,821.74
Single Family 60'	\$1,336.23	\$849.85	\$2,186.08
Single Family 70'	\$1,558.93	\$991.50	\$2,550.43
Single Family 85'	\$1,897.45	\$1,206.79	\$3,104.24

FY 2025 PER LOT	VARIANCE FY25 - FY26	VARIANCE PER MONTH
\$1,022.11	\$70.94	\$5.91
\$1,362.81	\$94.58	\$7.88
\$1,703.51	\$118.23	\$9.85
\$2,044.21	\$141.87	\$11.82
\$2,384.91	\$165.52	\$13.79
\$2,902.78	\$201.46	\$16.79

⁽¹⁾ Reflects the total number of lots with Series 2014A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2014A bond issuance. Includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2025 County property tax bill.

EXHIBIT 6



RESOLUTION 2025-09

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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



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

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

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

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

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

Passed and Adopted on July 28, 2025.

Attested By:

**Panther Trace II
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget
Exhibit B: FY 2025-2026 Assessment Roll



EXHIBIT 7





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:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 2

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

Liter and debris were removed.



Pond: 3

Comments:

There were little to no algae blooms, and no torpedo grass or shoreline vegetation was present during this maintenance event.

Liter and debris were removed.



Pond: 4

Comments:

Premature torpedo grass was present and treated.

Liter and debris were 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 were removed.



Pond: 6

Comments:

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

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 7

Comments:

Algae blooms were present during this maintenance event.

Liter and debris were removed.



Pond: 8

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 9

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 10

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 11

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 12

Comments:

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

Underwater weeds were present and treated.

Liter and debris were removed.



Pond: 13

Comments:

Underwater weeds were present and treated.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 14

Comments:

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 15

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Primrose was present and treated at this maintenance event.

Liter and debris were removed.



Pond: 16

Comments:

During this maintenance event, there was little to no Torpedo grass, Algae blooms, or shoreline vegetation.



Pond: 17

Comments:

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

Premature torpedo grass was present and treated.

Liter and debris were removed.



Pond: 18

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 19

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 20

Comments:

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

Liter and debris were removed.

.



Pond: 21

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 22

Comments:

Algae blooms and underwater weeds were found under the site and were treated.

Liter and debris were removed.



Pond: 23

Comments:

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

Liter and debris were removed.



Pond: 24

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 25

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 26

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and Debris were removed.



Pond: 27

Comments:

Torpedo grass was present and treated during this maintenance event.

Algae blooms were present and treated.

Liter and debris were removed.



Pond: 29

Comments:

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

Will return in 14 days for another treatment.



Pond: 30

Comments:

Algae blooms were present and treated.

We 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 were removed.



Pond: 33

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

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

Liter and debris were removed.



Pond: 34

Comments:

Algae blooms were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 35

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 36

Comments:

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

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 37

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 38

Comments:

Algae blooms were present and treated during this maintenance event.

Liter and debris were removed.



Pond: 39

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Panther Trace II Stormwater Map



Lake/Pond Recommendations and Summary

We conducted our aquatic inspection and maintenance activities on July 7th and 8th, 2025. This report provides an overview of our findings and the subsequent actions taken.

Notable Observations: The following ponds exhibited more significant growth than typically observed across the community:

- Ponds with Underwater Weeds and Algae (e.g., Hydrilla, Baby Tears): Ponds 5, 12, 13, 17, 19, 29, 30, 32, 33, 35
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 5, 30, 32, 36

Environmental Factors and Treatment Efficacy: The treatments applied during our maintenance event proved highly effective across most of the community. The majority of the algae blooms treated have experienced positive results.

Follow-Up Actions: We will schedule a follow-up visit 14 days from the initial treatment date to reassess and, if necessary, retreat the identified ponds.

Debris Removal: During this maintenance event, our team successfully removed approximately 40 pounds of litter and debris from the inspected areas.

EXHIBIT 8
PENDING



EXHIBIT 9





Proposal

Proposal No.: 346309
Proposed Date: 06/11/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Stump Grinding

Stump grinding of 2 Oaks between Pond 3 & Worthington

Stump grinding 1 Oak in median between Belcroft & Denmore

ITEM	QTY	UOM	TOTAL
Stump grinding 3 Oaks			
Site Prep			\$1,305.00
Stump Grinding	3.00	EA	
Total:			\$1,305.00



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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



EXHIBIT 10





Proposal

Proposal No.: 352387
Proposed Date: 07/16/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Soil Amendments for Contractual Annuals

Soil Amendments for Contractual annual bed at Balm Riverview median
 This is generally a 1x a year process

ITEM	QTY	UOM	TOTAL
Balm Riverview Median			
Soil Amendment			\$191.00
Command Soil	1.00	Yard	
Total:			\$191.00



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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



EXHIBIT 11



PT2 PONDS REFERENCED IN REPORT

12 = 3

12A = 4

FG = 26

J = 5

J2 = 39

LMA = 30

M = 37

N = 33

Panther Trace II Stormwater Map





FIELD REPORT

PROJECT NAME: Panther Trace I & II CDD
PROJECT NUMBER: 238202092
COUNTY: Hillsborough County **RECORDED BY:** Tyson Waag, P.E.
OBSERVATION DATE(s): January 17, 2025 and February 7, 2025

Description of weather over period covered:

Mid 70s, Sunny with some clouds in the sky

Activities:

Tyson Waag, P.E. with Stantec performed a SWFWMD pond inspection for permits 20082.3, 20082.4, 20082.5, 20082.9, 20082.12, and 20082.13.

During the field observation it was noted that several stormwater structures were difficult to observe due to the severe overgrowth of the surrounding vegetation. Best practice is to maintain all structures with a minimum of a 10-foot radial buffer to keep them clear of vegetation and debris. The ponds that will need attention are Pond FB, Pond J & J2, Pond N, Pond M, Pond 010, Pond 012, Pond 12 & 12A, and Pond 013. Each of the ponds have some form of overgrowth making it difficult to properly maintain the stormwater structures.

It was noted that a couple of the stormwater structures had damaged skimmer blades that should be repaired or replaced depending on the severity of the damage. The skimmers that are damaged appeared to have sustained the damage from the previous year's rainfall and hurricanes. The amount of water the ponds sustained caused an immense amount of pressure which bent and broke the skimmers. The ponds that have damaged skimmers are Pond 011 and Pond 014.

It was noted that a few of the stormwater structures were experiencing erosion around the sides and in one case at the back of the structure. The erosion at most of the structures appeared to be weathering that has occurred over several years, while the worst case overtopped and eroded on the back side due to the previous year's hurricanes. The ponds with minor erosion are Pond 07 (log in pond near storm structure), Pond 011 and Pond FG. Note at Pond 011, it appears that the water level was high enough that the southwest bank was overtopped, and water flowed from the pond directly into Wetland I. During the observation the water level had subsided back to normal operation, but this should be addressed to ensure that the pond bank does not wash out during the next rainy season. The pond with severe erosion around the sides and backside of the structure is at Pond 06.

Finally, it was noted that one structure experienced failure on one side of the weir structure where the left side of the structure has been washed out and is no longer operating per plan. One thing to note from the damage was that a slide from a playset was placed over the top of the structure skimmer and could have contributed to the failure of the structure. The pond with the failed structure is Pond LMA. This will need to be professionally repaired to bring the pond back within SWFWMD compliance.

CDD Staff, Contractors, subcontractors, and county officials: N/A



Required actions and issues observed at inspection:**Panther Trace I**

At this time, the sitting District Engineer, Tyson Waag, P.E., recommends:

1. That the CDD has a discussion with their pond maintenance vendor to ensure that they are clearing a 10-foot radial buffer around all the stormwater structures located at each pond, not just the ones mentioned in the report. They can start with the ones mentioned, but this needs to apply to all structures to ensure they are able to operate per plan.
2. That the CDD seek proposals for the repair to the erosion at Pond 7 (remove log), Pond 011 control structure and pond bank, and the severe case at Pond 06.

Panther Trace II

At this time, the sitting District Engineer, Tyson Waag, P.E., recommends:

1. That the CDD has a discussion with their pond maintenance vendor to ensure that they are clearing a 10-foot radial buffer around all the stormwater structures located at each pond, not just the ones mentioned in the report. They can start with the ones mentioned, but this needs to apply to all structures to ensure they are able to operate per plan.
2. That the CDD seek proposals for the failed structure at Pond LMA. (30)

These recommendations are in order of severity with 1 being the least important to 2 being the most important. Each CDD can develop a maintenance plan to address the issues over the next year or so, but the issues at Pond 6 and Pond LMA need to be addressed before the next hurricane season to ensure compliance with the SWFWMD permits.



The entire photo gallery has been provided to the CDD board and staff. Below are selected photos from the areas of concern.

Photo 1- Displays examples of overgrowth around the stormwater structures.



Photo 2 – Displays images from Pond 011 and Pond 14 with the bent skimmers.



Photo 3 – Displays the erosion that has occurred at Pond 7, Pond 11, Pond FG and Pond 06 (severe case).



Photo 4 – Displays the failed weir structure at Pond LMA. The slide has been removed off the top of the structure.





STORMWATER DETENTION SUMMARY TABLE				
POND/WETLAND	HP OF DIMP	DN OF DLM	DIM. 25 TO	DIM. 100 TO
WETLAND F	76.1	76.8	76.5	76.0
WETLAND C	77.32	77.7	76.4	76.6
WETLAND D	76.3	76.8	77.8	76.5
WETLAND B	77.32	77.5	80.3	80.3
WETLAND F & G	77.8	77.5	79.8	80.4
WETLAND H & K	77.5	78.0	80.1	80.9
WETLAND I	78.0	78.5	80.1	81.5
WETLAND J	78.0	78.7	80.9	81.5
WETLAND L & M	78.57	77.0	79.5	80.0
WETLAND N	77.5	78.0	80.8	81.5
WETLAND O	78.5	79.0	82.0	82.5
WETLAND Q2	84.2	84.2	88.0	87.0
WETLAND J2	80.3	80.0	87.2	88.2
WETLAND 12	81.0	81.9	84.0	84.4
POND 12	81.0	81.5	83.8	84.1
POND 12A	82.0	82.55	84.2	84.7
POND J	78.0	78.9	81.0	81.8
POND N	78.7	78.91	81.1	81.8
POND N3	78.7	78.91	81.1	81.8
POND O4	83.2	83.43	85.0	86.1
POND N2	78.4	78.91	81.8	82.3
POND M	84.4	85.01	86.5	87.0
POND J2	80.0	80.31	87.8	88.2
POND B8	77.7	78.43	80.5	81.1
POND EE	77.7	78.38	80.1	80.6
POND FF	77.1	78.38	80.0	80.4
POND CC	77.1	77.96	79.5	79.9
POND F	77.1	77.97	80.0	80.5
POND CA	77.7	78.00	80.0	80.5
POND DA	76.8	77.4	78.8	79.4
POND DB	76.8	77.4	78.8	79.2
POND D	78.4	79.8	82.2	82.8
POND I	78.0	78.5	80.1	81.5

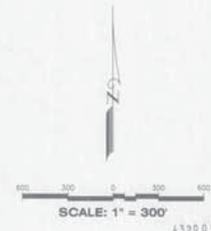
EPCSWFMD WETLAND SUMMARY TABLE PHASE 2A1			
WETLAND ID	SIZE (AC)	IMPACT ID	SIZE (AC)
B	0.08		
S	0.08		
TOTAL	7.21		

EPCSWFMD WETLAND SUMMARY TABLE PHASE 2A2			
WETLAND ID	SIZE (AC)	IMPACT ID	SIZE (AC)
A	0.02		
C	21.88	E (DDE ONLY)	0.08
D/E	2.18		
F	1.57	F (DDE ONLY)	0.03
G	0.18		
H	1.54	H (DDE ONLY)	0.05
I	1.32		
12	1.80		
J	0.82		
J2	4.72		
K	1.71		
L	0.23		
M	0.08		
M2	1.46	M2 (DDE ONLY)	0.12
N	0.86		
N2	1.81		
O	1.40		
P	3.14		
TOTAL	47.13		0.28 (DDE ONLY)



LEGEND

		STORM DRAINAGE STRUCTURE
		STRUCTURE NO.
		ELEVATION
		CONTOUR
		DIRECTION OF SLOPE
		UNDERDRAIN WITH CLEANOUT
		SOIL WORKING LOCATION
		STAKED EROSION CONTROL
		DOUBLE ROW STAKED EROSION CONTROL
		EPCW LINE
		WETLAND CONS. AREA SETBACK
		TREES TO BE REMOVED
		TREES TO BE PROTECTED
		TREE BARRICADE



<p>DATE: 01-15-24 DRAWN: [Name] CHECKED: [Name] APPROVED: [Name]</p>	<p>HEIST & ASSOCIATES, INC. 4000 E. 1st Street Suite 100 Denver, CO 80202 Phone: (303) 733-1111 Fax: (303) 733-1112 Website: www.heist.com</p>	<p>OVERALL MASTER DRAINAGE PLAN PANTHER TRACE PHASE 2A</p> <p>RPG BIG BEND, LLC</p> <p>DATE: 01-15-24 SHEET: 5 OF 94 SHEETS</p>
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EXHIBIT 12





Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000355

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Pond LMA

Description	Qty	U/M	Rate	Total
Prices for Only Priority Repairs: Pond LMA Pond LMA: Erosion Repair to Weir Control Structure CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. CLS, Inc., will re-grade, backfill, compact and re-stabilize eroded area in order to return to pre-existing design grade. Once completed, the area around weir control structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Grade and Re-stabilize Slope 3. Where erosion occurs will be re-vegetated with sod. 4. De-mobilize *Track mat systems will be utilized to minimize disturbances to access points and work areas, and use onsite suitable material. *Access points will be identified by Project Owner. CS, Inc. is not responsible for revegetating project access points. In the event project owner would like the access points revegetated a proposal may be provided at their request. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *Project Owner is responsible for notifying impacted or near by residents/homeowners of contracted work. *One (1) year Manufacturing Warranty applies to product material.	1	ea	1,750.69	1,750.69

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$1,750.69



Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000356

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Pond LMA (Recommended Repairs)

Description	Qty	U/M	Rate	Total
Recommended Repairs: *Prices for Only Priority Repairs: Pond LMA POND LMA -- Strongly Recommend: Pond LMA: Two (2) Sided Repair to Weir Control Structure Repair CLS, Inc., will excavate obstructing materials and vegetation surrounding the Weir Control Structure, and environmentally clear approx. 50' downstream to restore proper waterflow to both sides of the structure. All vegetation to remain onsite. Once proper waterflow is restored, CLS, Inc. will then re-grade the surrounding area of the existing Weir Control Structure, which is out of design grade, caused by erosion. CLS will then backfill, compact and re-stabilize eroded areas around weir control structure where erosion has occurred to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Toe-in Trenches, and install Rip Rap with concrete inlay to allow sheet flow in order to reinforce, and increase the longevity of the weir control structure to mitigate future erosion and damage. Once completed, the area around weir control structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Re-grade existing control structure 2. Excavate materials and vegetation 3. Restore proper waterflow 4. Re-grade, backfill, compact & re-establish eroded area back to pre-existing grade 5. Install High Strength Geogrid Flexamat, Turf Reinforcement Mat, and Mirafi Nonwoven Geotextile with Earth Anchoring System, Toe-in Trenches, and install Rip Rap 6. Re-vegetate with Sod 7. De-mobilize	1	ea	14,210.88	14,210.88

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Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000356

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Pond LMA (Recommended Repairs)

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas, and use onsite suitable material.</p> <p>*Access points will be identified by Project Owner. CS, Inc. is not responsible for revegetating project access points. In the event project owner would like the access points revegetated a proposal may be provided at their request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Project Owner is responsible for notifying impacted or near by residents/homeowners of contracted work.</p> <p>*One (1) year Manufacturing Warranty applies to product material.</p>				

Approved by:

<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
Total	\$14,210.88





Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
6/17/2025	13471

Name / Address
Panther Trace CDD Stantec Tyson Waag, P.E. 777 S Harbour Island Blvd., Suite 600 Tampa, FL 33602

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Panther Trace II CDD Stormwater Structure Repairs Pond LMA - Supply all labor, equipment, and materials needed to repair the erosional area around the outfall weir. The erosional area on the south side of the weir to be filled, compacted, and graded with imported fill and eroded material from the outfall conveyance. This will also allow for better flow out of the pond. Coconut coir turf reinforcement mat will be added to the newly graded area prior to installing Bahia Grass. Sod damage is not anticipated therefore sod and irrigation repair is not included in the access easements as conditions between the homes changes rapidly. If damage occurs to the sod or irrigation an estimate to complete the repairs will be sent. 30% deposit due prior to commencement of work. Amount to be deducted from final invoice.	1	6,950.00	6,950.00
Please sign and return if accepted		Total	\$6,950.00

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
 www.crosscreekenvironmental.com



EXHIBIT 13





Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000357

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Pond LMA and FG Repairs (with discount)

Description	Qty	U/M	Rate	Total
PRICES CONTINGENT ON ALL WORK AWARDED				
Pond LMA: Erosion Repair to Weir Control Structure CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. CLS, Inc., will re-grade, backfill, compact and re-stabilize eroded area in order to return to pre-existing design grade. Once completed, the area around weir control structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Grade and Re-stabilize Slope 3. Where erosion occurs will be re-vegetated with sod. 4. De-mobilize	1	ea	1,458.91	1,458.91
Pond FG: Erosion Repair to Inlet Structure CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. CLS, Inc., will re-grade, backfill, compact and re-stabilize eroded area in order to return to pre-existing design grade. Once completed, the area around inlet structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Grade and Re-stabilize Slope 3. Where erosion occurred will be re-vegetated with sod. 4. De-mobilize	1	ea	1,331.80	1,331.80

Initial:

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Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000357

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Pond LMA and FG Repairs (with discount)

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas, and use onsite suitable material. *Access points will be identified by Project Owner. CLS, Inc. is not responsible for revegetating project access points. In the event project owner would like the access points revegetated a proposal may be provided at their request. *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided. *Project Owner is responsible for notifying impacted or near by residents/homeowners of contracted work. *One (1) year Manufacturing Warranty applies to product material.				

Approved by:

*Estimate Valid for 30 Days.
 CLS, Inc. Provides Competition Sensitive Pricing.*

Total **\$2,790.71**





Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000358

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Recommended Pond Repairs (with discount)

Description	Qty	U/M	Rate	Total
POND LMA -- Strongly Recommend: Pond LMA: Two (2) Sided Repair to Weir Control Structure Repair CLS, Inc., will excavate obstructing materials and vegetation surrounding the Weir Control Structure, and environmentally clear approx. 50' downstream to restore proper waterflow to both sides of the structure. All vegetation to remain onsite. Once proper waterflow is restored, CLS, Inc. will then re-grade the surrounding area of the existing Weir Control Structure, which is out of design grade, caused by erosion. CLS will then backfill, compact and re-stabilize eroded areas around weir control structure where erosion has occurred to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Toe-in Trenches, and install Rip Rap with concrete inlay to allow sheet flow in order to reinforce, and increase the longevity of the weir control structure to mitigate future erosion and damage. Once completed, the area around weir control structure where erosion occurred will be re-vegetated with sod. 1. Mobilize 2. Re-grade existing control structure 2. Excavate materials and vegetation 3. Restore proper waterflow 4. Re-grade, backfill, compact & re-establish eroded area back to pre-existing grade 5. Install High Strength Geogrid Flexamat, Turf Reinforcement Mat, and Mirafi Nonwoven Geotextile with Earth Anchoring System, Toe-in Trenches, and install Rip Rap 6. Re-vegetate with Sod 7. De-mobilize	1	ea	11,842.40	11,842.40
POND FG -- Strongly Recommend: Exploratory Dig and Minor Repair. CLS suspects the structure has begun to fail, and suggests an exploratory dig to confirm whether or not the structure has been compromised due to surrounding erosion causing the MES pipe to settle outside of design grade and spec. Exploratory Dig and Minor Repair not to exceed \$3,070.55. If exploratory dig reveals failure to structure, CLS will notify project engineer for evaluation and direction.	1	ea	3,070.55	3,070.55

Initial:

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Consolidated Land Services, Inc.

Estimate

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Date	Estimate #
6/17/2025	00000358

Name / Address
Panther Trace II CDD C/O Stantec 777 S Harbour Island Blvd Suite 600 Tampa, FL 33602

Project
Recommended Pond Repairs (with discount)

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas, and use onsite suitable material.</p> <p>*Access points will be identified by Project Owner. CS, Inc. is not responsible for revegetating project access points. In the event project owner would like the access points revegetated a proposal may be provided at their request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Project Owner is responsible for notifying impacted or near by residents/homeowners of contracted work.</p> <p>*One (1) year Manufacturing Warranty applies to product material.</p>				

Approved by:

<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
Total	\$14,912.95



EXHIBIT 14



CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (the “Agreement”) is made and entered into as of June 10, 2025 (the “Effective Date”), by and between:

Panther Trace II Community Development District, a Florida not-for-profit corporation, with its principal place of business at 11518 Newgate Crest Dr., Riverview, FL 33579 (hereinafter referred to as the “Client”), and

Ruth Law Office of Ruth Damys, P.A., d/b/a Telecom Community Advisors, with its principal place of business at 2663 Airport Road South, Suite D-101, Naples, FL 34112 (hereinafter referred to as the “Consultant”).

The Client and Consultant may be individually referred to as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the Client desires to engage the Consultant to provide certain consulting services related to broadband provider negotiations and infrastructure advisory services; and

WHEREAS, the Consultant has the necessary qualifications, experience, and abilities to provide consulting services to the Client; and

WHEREAS, the Consultant is willing to provide such services to the Client on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. SERVICES

1.1 Scope of Services

The Client hereby engages the Consultant to provide services (the “Services”) as described in this Section 1.1. The Consultant shall provide the following Services to the Client:

- (a) Negotiating new or renewal agreements with broadband service providers;
- (b) Securing “door fees” and other favorable terms from broadband service providers;
- (c) Advising on the installation or upgrade of fiber/internet infrastructure within the Client’s community;
- (d) Reviewing provider contracts for accuracy, fairness, and compliance with industry standards;
- (e) Acting as liaison between the Client and broadband service providers throughout the negotiation and implementation process; and
- (f) Such other related services as may be reasonably requested by the Client and agreed to by the Consultant.

1.2 Authorized Providers

The Consultant is authorized to negotiate with all major broadband providers operating in the Client’s geographic area, including but not limited to cable, fiber, satellite, and wireless internet service providers.

1.3 Performance Standard

The Consultant shall perform the Services with the degree of care, skill, diligence, and competence that would ordinarily be exercised by professionals providing similar services in the same geographic area and under similar circumstances. The Consultant shall comply with all applicable federal, state, and local laws, regulations, and ordinances in performing the Services.

1.4 Independent Contractor Status

The Consultant is engaged as an independent contractor and not as an employee of the Client. The Consultant shall be solely responsible for determining the means and methods of performing the Services. Nothing contained in this Agreement shall be construed to create a partnership, joint venture, agency, or employment relationship between the Parties. The Consultant shall not be entitled to any benefits provided by the Client to its employees, including but not limited to workers' compensation, disability insurance, health insurance, retirement plans, or paid time off.

2. TERM AND TERMINATION

2.1 Term

This Agreement shall commence on the Effective Date and shall continue for an initial term of twelve (12) months (the "Initial Term"), unless earlier terminated in accordance with the provisions of this Agreement.

2.2 Termination for Convenience

Either Party may terminate this Agreement for any reason or no reason upon sixty (60) days' prior written notice to the other Party.

2.3 Termination for Cause

Either Party may terminate this Agreement immediately upon written notice to the other Party if:

- (g) The other Party materially breaches any term, condition, or provision of this Agreement and fails to cure such breach within thirty (30) days after receiving written notice of such breach;
- (h) The other Party becomes insolvent, files for bankruptcy, has a receiver appointed, makes an assignment for the benefit of creditors, or takes any similar action in any jurisdiction for the protection of creditors; or
- (i) The other Party engages in any unlawful business practice related to that Party's performance under this Agreement.

2.4 Effect of Termination

Upon termination of this Agreement:

- (j) The Consultant shall immediately cease performing the Services;
- (k) The Consultant shall deliver to the Client all work product, materials, and property belonging to the Client that are in the Consultant's possession or control;
- (l) The Client shall pay the Consultant for all Services properly performed up to the effective date of termination; and
- (m) The Consultant shall be entitled to receive performance compensation as set forth in Section 3.3 for any deals secured during the term of this Agreement, for a period of Six (6) months following the termination date.

2.5 Survival

The provisions of Sections 2.4, 3, 5, 6, 7, 8, 9, 10, and 11 shall survive the expiration or termination of this Agreement.

3. COMPENSATION AND PAYMENT

3.1 Performance Compensation

As full compensation for the Services performed under this Agreement, the Client shall pay the Consultant a performance-based commission equal to fifteen percent (15%) of the "door fee" negotiated and secured by the Consultant with any broadband provider

(the “Performance Compensation”). For purposes of this Agreement, “door fee” shall mean any upfront or recurring payment made by a broadband provider to the Client in exchange for access to the Client’s property or residents.

3.2 Payment Schedule

The Performance Compensation shall be paid to the Consultant within thirty (30) days after the Client’s receipt of the door fee payment from the broadband provider. If the door fee is structured as recurring payments, the Consultant shall receive fifteen percent (15%) of each payment as it is received by the Client, for the duration of the payment stream or for six (6) months following the termination of this Agreement, whichever occurs first.

3.3 Post-Termination Compensation

If this Agreement is terminated for any reason, the Consultant shall continue to receive the Performance Compensation for any deals secured during the term of this Agreement for a period of six (6) months following the termination date, provided that the Client continues to receive door fee payments from the broadband provider during such period.

3.4 Expenses

All expenses incurred by the Consultant in connection with the performance of the Services, including but not limited to travel, lodging, meals, telecommunications, and administrative expenses, are included in the Performance Compensation and shall not be separately reimbursed by the Client.

3.5 Taxes

The Consultant shall be solely responsible for reporting and paying all federal, state, and local taxes, including income taxes, self-employment taxes, and any other taxes or fees applicable to the Performance Compensation. The Client shall not withhold any taxes from payments made to the Consultant. The Consultant acknowledges that the Client may be required to report payments made to the Consultant to tax authorities, including filing Form 1099-MISC or other applicable tax forms.

3.6 No Other Compensation

Except as expressly provided in this Agreement, the Consultant shall not be entitled to any other compensation or benefits from the Client in connection with the Services.

4. REPORTING AND COMMUNICATION

4.1 Monthly Progress Reports

The Consultant shall provide monthly progress reports to the Client’s Board of Directors detailing:

- (n) The status of ongoing negotiations with broadband providers;
- (o) Any door fee offers or other terms proposed by broadband providers;
- (p) Any challenges or obstacles encountered and proposed solutions;
- (q) Anticipated timeline for completing negotiations; and
- (r) Any other information reasonably requested by the Client.

4.2 Delivery of Reports

Monthly progress reports shall be delivered to the Client no later than the last day of each month during the term of this Agreement, or on the next business day if such day falls on a weekend or holiday.

4.3 Client Point of Contact

The Client shall designate a primary point of contact who shall be authorized to receive communications from the Consultant, provide direction on behalf of the Client, and coordinate the Client’s performance under this Agreement. Until further notice, the Client’s primary point of contact shall

4.4 Consultant Point of Contact

The Consultant's primary point of contact for all matters relating to this Agreement shall be Lee Jones.

4.5 Performance Metrics

The Consultant's performance shall be measured based on written confirmation of door fee agreements secured with broadband providers. The Consultant shall provide the Client with copies of all final offers, term sheets, and agreements negotiated with broadband providers.

5. CLIENT OBLIGATIONS

5.1 Cooperation

The Client shall cooperate with the Consultant in all matters relating to the Services and shall respond promptly to any reasonable requests for information, approvals, or decisions necessary for the Consultant to perform the Services.

5.2 Access

The Client shall provide the Consultant with reasonable access to the Client's property, facilities, and personnel as necessary for the Consultant to perform the Services.

5.3 Authority

The Client represents and warrants that it has the full right, power, and authority to enter into this Agreement and to perform its obligations hereunder.

5.4 Implementation of Agreements

If the Consultant secures a favorable quote or term that the Client agrees to move forward with, the Client agrees to remain within the terms of that agreement for a minimum of six (6) months from the date of execution of the final offer, unless otherwise agreed to in writing by both Parties.

5.5 Timely Review

The Client shall review and provide feedback on any proposals, agreements, or other documents submitted by the Consultant within a reasonable time period, not to exceed ten (10) business days, unless a different time period is agreed upon by the Parties.

6. CONFIDENTIALITY

For purposes of this Agreement, "Confidential Information" means any non-public information disclosed by one Party (the "Disclosing Party") to the other Party (the "Receiving Party") in connection with this Agreement, whether orally, in writing, or by any other means, including but not limited to business plans, financial information, technical information, marketing strategies, and proprietary information. The Consultant agrees to keep all Client information, provider offers, and contract terms confidential and will not disclose such information to any third party without the Client's written consent.

7. DISPUTE RESOLUTION

7.1 Mandatory Mediation

In the event of any dispute, claim, question, or disagreement arising out of or relating to this Agreement or the breach thereof, the Parties shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If they do not reach such solution within a period of sixty (60) days, then, upon notice by either Party to the other, all disputes, claims, questions, or differences shall be submitted to mediation administered by the American Arbitration Association in accordance with its Commercial Mediation Procedures.

7.2 Mediation Process

The mediation shall be conducted in Hillsborough County, Florida. The Parties shall share equally in the costs of mediation, including the mediator's fees, but each Party shall bear its own attorneys' fees and other costs incurred in connection with the mediation.

7.3 Litigation

If the dispute has not been resolved by mediation within ninety (90) days of the initiation of such procedure, either Party may proceed with litigation in a court of competent jurisdiction in Hillsborough County, Florida.

▪ **8. INDEPENDENT CONTRACTOR**

The Consultant is acting as an independent contractor and not as an employee or agent of the Client.

▪ **9. LIMITATION OF LIABILITY**

The Consultant shall not be liable for any indirect, incidental, or consequential damages arising out of or related to this Agreement, including decisions made by the Client based on Consultant recommendations.

▪ **10. GOVERNING LAW**

This Agreement shall be governed by the laws of the State of Florida.

▪ **11. EXECUTION**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

RUTH LAW OFFICE OF RUTH DAMYS, P.A., d/b/a "TELECOM COMMUNITY ADVISORS"

By: _____

Name: _____

Title: _____

Date: _____



Letter of Authorization

To: All existing and potential Broadband Internet, Cable, Phone and all other Telecommunications service Providers, ("Providers"):

PRINCIPAL: **Panther Trace II Community Development District**

Hereby appoints Law Office of Ruth Damys, P.A. hereafter known as "Telecom Community Advisors" to act as its agent in all dealings with any and all potential cable, internet, phone and all other telecommunications Providers.

Please be advised that we have granted Telecom Community Advisors the exclusive authority to solicit and review all proposals and bids and perform other functions leading up to and following the negotiation and selection of Provider(s) to serve our Association.

Telecom Community Advisors is also authorized to review any and all existing agreements, invoices and correspondence, and to advise clients.

COMMUNITY INFORMATION: **Panther Trace II Community Development District**
11518 Newgate Crest Dr.
Riverview, FL 33579

This will create a single point-of-contact during this process. Any correspondence, proposals, revisions, general questions and comments associated with this negotiation process should be forwarded to:

Lee Jones
Telecom Community Advisors
Lee.Jones@Telecomadv.com
(813) 576-4459

THIS AUTHORIZATION SHALL REMAIN IN EFFECT UNTIL MODIFIED OR REVOKED IN WRITING

PRINCIPAL: **Panther Trace II Community Development District**

By _____ (Signature)

Name _____

Title _____

Date _____





Letter of Authroization

To: All existing and potential Broadband Internet, Cable, Phone and all other Telecommunications service Providers, ("Providers"):

PRINCIPAL: Panthers Trace II Homeowners' Association, Inc.

Hereby appoints Law Office of Ruth Damys, P.A. hereafter known as "Telecom Community Advisors" to act as its agent in all dealings with any and all potential cable, internet, phone and all other telecommunications Providers.

Please be advised that we have granted Telecom Community Advisors the exclusive authority to solicit and review all proposals and bids and perform other functions leading up to and following the negotiation and selection of Provider(s) to serve our Association.

Telecom Community Advisors is also authorized to review any and all existing agreements, invoices and correspondence, and to advise clients.

COMMUNITY INFORMATION:

Panthers Trace II Homeowners' Association, Inc.

11518 Newgate Crest Dr

Riverview, FL 33579

This will create a single point-of-contact during this process. Any correspondence, proposals, revisions, general questions and comments associated with this negotiation process should be forwarded to:

Lee Jones
Telecom Community Advisors
Lee.Jones@Telecomadv.com
(813) 576-4459

THIS AUTHORIZATION SHALL REMAIN IN EFFECT UNTIL MODIFIED OR REVOKED IN WRITING

PRINCIPAL: Panthers Trace II Homeowners' Association, Inc.

By _____ (Signature)

Name _____

Title _____

Date _____



EXHIBIT 15



RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “FY 2025/2026”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED ON JULY 28, 2025.

ATTEST:

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Kyle Darin
Secretary/ Assistant Secretary

Jeffrey Spiess / Clint Minter
Chair/ Vice Chair of the Board of Supervisors



Exhibit A

**Notice of Meetings
Fiscal Year 2025/2026
Panther Trace II Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Panther Trace II Community Development District shall be held at **6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33569**. The meeting dates are as follows:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 25, 2026
June 22, 2026
July 27, 2026 (Includes Budget Public Hearing)
August 24, 2026
September 28, 2026

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

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

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

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

Vesta District Services, District Management



EXHIBIT 16



Panther Trace II Community Development District

Tickler File (in no particular order)

1. Balm Riverview/Panther Trace Blvd. N.E. Entrance Signage
2. Monument Landscape Improvements
3. Clubhouse Landscape Improvements
4. Landscape Replacement Warranty
5. Sprinkler Head Covers
6. Pond Dredging



EXHIBIT 17



1 **MINUTES OF MEETING**
2 **PANTHER TRACE II**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace II Community
5 Development District was held on June 23, 2025 at 6:30 p.m. at Panther Trace II Clubhouse, 11518
6 Newgate Crest Drive, Riverview, Florida 33579. The actions taken are summarized as follows:

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

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

9 Present and constituting a quorum were:

10 R. Clinton Miner (S1)	Board Supervisor, Vice Chairman
11 David Steppy (S2)	Board Supervisor, Assistant Secretary
12 Steven Russell (S5)	Board Supervisor, Assistant Secretary

13 Also present were:

14 Heath Beckett	District Manager, Vesta District Services
15 Michael Broadus	District Counsel, Staley Robin Vericker (<i>Virtually</i>)
16 Tonja Stewart	District Engineer, Stantec (<i>Virtually</i>)
17 Anna Ramirez	Facilities Director, Vesta Amenity Services
18 Matt Remson	Remson Aquatics
19 David Manfrin	Landscape Maintenance Professionals
20 Michael Gallo	Premier Technologies

21 **SECOND ORDER OF BUSINESS: Pledge of Allegiance**

22 **THIRD ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
23 *3 minutes per individual for agenda items*)

24 There were no audience comments on agenda items.

25 *The meeting moved to V. Vendor Reports.*

26 **FOURTH ORDER OF BUSINESS: Seat 4 Supervisor Appointment**

27 *This item was discussed out of order after V.B. Landscape maintenance.*

28 A. Consideration of Supervisor Candidates

29 Geri Peterkin and Tim Brown introduced themselves to the Board and respond to
30 Supervisor questions. Ms. Ramirez emailed a resume for a third candidate to the
31 Board while the meeting was in progress. She will invite the candidate to attend
32 the next meeting.

33 B. Exhibit 1: Administration of Oaths of Office

34 C. Exhibit 2: Adoption of **Resolution 2025-07, Designating Officers**

35 D. Overview of Sunshine and Public Record Laws

36 References:

37 [Guide to Sunshine Amendment & Code of Ethics for Public Officers &](#)
38 [Employees](#)

39 [Government in the Sunshine Training](#)
40 [Free Resources for Required Ethics Training](#)

41 Supervisors postponed action on this item until the next meeting to allow the Chair to
42 cast a vote.

43 **FIFTH ORDER OF BUSINESS: Vendor Reports**

44 A. Exhibit 3: Aquatic Maintenance – *Matt Remson, Remson Aquatics*

45 Mr. Remson presented the Aquatic Maintenance Report and responded to
46 Supervisor questions. He presented two proposals for pond dredging. Mr.
47 Remson was asked to provide the dates of the previous pond dredgings.

48 1. Consideration of Remson Aquatics Proposals

49 a. Walk-on Exhibit A: #2178 Pond 13 Dredging - \$3,495.00

50 On a MOTION by Mr. Steppy, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board
51 approved Remson Aquatics proposal #2178 to dredge pond 13 in the amount of \$3,495.00, for
52 Panther Trace II Community Development District.

53 b. Walk-on Exhibit B: #2179 Pond 33 dredging at 2 inflow structures
54 - \$2,995.00

55 Consideration of this item was postponed until the next fiscal year.

56 B. Exhibit 4: Landscape Maintenance – *David Manfrin, LMP*

57 Mr. Manfrin presented the Landscape Maintenance report and responded to
58 Supervisor questions. The Board requested an arborist attend the next meeting to
59 discuss the trees and for periodic monitoring of the trees to circumvent tree
60 failures.

61 1. Exhibit 5: Presentation of Information on Cambry Exit Palm Tree Failure

62 2. Discussion on Protective Covers for Sprinkler Heads

63 Board consensus was to add this item to the tickler file for future
64 consideration.

65 3. Consideration of LMP Proposals

66 a. Exhibit 6: #342284 to Flush Cut/Remove Cambry Exit Palm Tree
67 - \$465.00

68 On a MOTION by Mr. Miner, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board
69 approved LMP proposal #342284 to flush cut and remove a Palm tree at the Cambry exit in the
70 amount of \$465.00, for Panther Trace II Community Development District.

71 b. Exhibit 7: #346338 Clubhouse Landscape Refurbishment -
72 \$10,471.79

73 Supervisors decided funding was not available in the FY 2025
74 budget, and gave direction to add this item to the tickler file for
75 consideration in FY 2026.



76 c. Exhibit 8: #346319 Removal of 10 Dead Pines - \$7,250.00

77 On a MOTION by Mr. Miner, SECONDED by Mr. Russell, WITH ALL IN FAVOR, the Board
78 approved LMP proposal #346319 to remove 10 dead Pines in the amount of \$7,250.00, for Panther
79 Trace II Community Development District.

80 Supervisors discussed adjusting fund allocations for the
81 landscaping line items in future budgets.

82 d. Exhibit 9: #346309 Stump Grinding 3 Oaks - \$1,305.00

83 Consideration of this item was postponed until the next meeting.

84 e. Exhibit 10: Hurricane Response Agreement

85 Supervisors discussed the pricing presented in the agreement. Mr.
86 Beckett was directed to discuss a not to exceed amount with the
87 Chair.

88 f. Irrigation Repairs (Total \$4,010.66)

89 i. Exhibit 11: #346377 Re-route Lateral Lines at Pickleball
90 Court - \$557.47

91 ii. Exhibit 12: #343470 Controller A - \$411.54

92 iii. Exhibit 13: #343471 Controller B - \$477.81

93 iv. Exhibit 14: #343472 Controller C - \$727.01

94 v. Exhibit 15: #343386 Balm Riverview Controller - \$591.73

95 vi. Exhibit 16: #343377 Belcroft Controller - \$1,245.10

96 On a MOTION by Mr. Steppy, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board
97 approved LMP proposals #346377 343470, 343471, 343472, 343386, and 343377 for irrigation
98 repairs for a total amount of \$4,010.66, for Panther Trace II Community Development District.

99 **SIXTH ORDER OF BUSINESS: Staff Reports**

100 A. District Counsel – *Michael Broadus, Straley, Robin, Vericker*

101 Mr. Broadus postponed his discussion on the Telecom Community Advisors
102 agreement until the next month.

103 Supervisors were reminded of the requirement to complete four hours of ethics
104 training by December 31.

105 Mr. Broadus was asked about contracts and whether vendors were fulfilling the
106 scope of their contract. He explained the termination clause and renewals
107 included in the standard District agreements.

108 B. District Engineer – *Tonja Stewart, Stantec*

109 A representative from Stantec was not present. Mr. Beckett advised of the
110 SWFWMD report was completed and will be provided for discussion at the next
111 meeting.



- 112 C. District Manager –*Heath Beckett, Vesta District Services*
113 Mr. Beckett acknowledged that Hillsborough County had installed the flashing
114 lights for the crosswalk.

115 **SEVENTH ORDER OF BUSINESS: Business Matters**

- 116 A. Exhibit 17: Consideration of Telecom Community Advisors Agreement
117 Consideration of this time was postponed until the next month to allow the Chair
118 to provide an update on the discussions with the vendor.

- 119 B. Exhibit 18: Review of Tickler File

120 **EIGHTH ORDER OF BUSINESS: Consent Agenda**

- 121 A. Exhibit 19: Consideration and Approval of the Minutes of the Board of
122 Supervisors Regular Meeting Held May 19, 2025
123 B. Exhibit 20: Consideration and Acceptance of the May 2025 Unaudited Financial
124 Report

125 On a MOTION by Mr. Steppy, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board
126 approved Consent Agenda – items A & B as presented, for Panther Trace II Community
127 Development District.

128 *With Board consensus to not enter the Closed Session, discussion moved to X.B.*
129 *Consideration of Action on Security Matters Related to Access Control System for*
130 *District's Facilities.*

131 **NINTH ORDER OF BUSINESS: Facilities Report**

- 132 A. Exhibit 21: Facilities Director – *Anna Ramirez, Vesta*
133 Ms. Ramirez presented the Facilities Report.

- 134 1. Walk-on Exhibit C: Consideration of Hanley Pools Proposal to Replace
135 Splash Pad Sand Filter Housing - \$1,850.00

136 On a MOTION by Mr. Russell, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board
137 approved the Hanley Pools proposal to replace the splash pad sand filter housing in the amount of
138 \$1,850.00, for Panther Trace II Community Development District.

139 **TENTH ORDER OF BUSINESS: Security Matters**

- 140 A. **Closed Session** (*No Action Will Be Taken During the Closed Session*)
141 1. Discussion on Security Matters Related to Access Control System for
142 District Facilities

- 143 B. Consideration of Action on Security Matters Related to Access Control System
144 for District's Facilities

145 *This item was discussed prior to IV. Facilities Report.*

146 Mr. Gallo provided an overview of the proposals presented for consideration and
147 responded to Supervisor questions.



148 On a MOTION by Mr. Miner, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board
149 approved Premier Technologies proposals for VOIP and IT management in the amount of \$270.95
150 per month, for Panther Trace II Community Development District.

151 The Board requested Mr. Gallo provide a demonstration of the discussed
152 technology at the next month.

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

155 There being none, the next item followed.

156 **TWELFTH ORDER OF BUSINESS: Audience Comments – New Business** *(Limited to*
157 *3 minutes per individual for non-agenda items)*

158 A comment was heard on obtaining a additional estimates for price comparisons. Mr.
159 Ramirez responded that additional estimates have been requested in the past with no
160 response, generally single proposals are from trusted providers who have worked with the
161 District previously. Supervisors acknowledged that multiple bids are generally obtained
162 for big ticket items.

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

164 *The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m.*
165 *on July 28, 2025 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida*
166 *33579.*

167 All Supervisors present affirmed their intent to attend the next meeting in person.

168 **FOURTEENTH ORDER OF BUSINESS: Action Items Summary**

169 **FIFTEENTH ORDER OF BUSINESS: Adjournment**

170 On a MOTION by Mr. Steppy, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board
171 adjourned the meeting at 9:20 p.m., for Panther Trace II Community Development District.

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

175 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
176 **noticed meeting held on July 28, 2025.**

177 _____
178 Kyle Darin, Secretary
179 Heath Beckett, Assistant Secretary

Jeff Spiess, Chair
 R. Clinton Miner, Vice Chair



EXHIBIT 18



Panther Trace II Community Development District

Financial Statements
(Unaudited)

June 30, 2025



Panther Trace II CDD
Balance Sheet
June 30, 2025

	<u>General Fund</u>	<u>Debt Service 2014</u>	<u>TOTAL</u>
1 ASSETS			
2 Operating Account	\$ 23,903	\$ -	\$ 23,903
3 Cash - Debit Card	-	-	-
4 Money Market Account	1,375,332	-	1,375,332
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	409,732	409,732
8 Interest Fund	-	-	-
9 Reserve Fund	-	327,553	327,553
10 Redemption - Prepayment Fund	-	10,411	10,411
11 Sinking Fund	-	-	-
12 Accounts Receivable	-	-	-
13 Assessments Receivable (Tax Roll)	-	-	-
14 Due From GF	-	24,916	24,916
15 Prepaid Expenses	1,850	-	1,850
16 Deposits	2,867	-	2,867
17 Undeposited Funds	-	-	-
18 TOTAL ASSETS	\$ 1,404,053	\$ 772,611	\$ 2,176,664
19 LIABILITIES			
20 Accounts Payable	\$ 6,443	\$ -	\$ 6,443
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	-	-	-
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	24,916	-	24,916
26 TOTAL LIABILITIES	31,359	-	31,359
27 FUND BALANCE			
28 Nonspendable			
29 Prepaid & Deposits	4,717	-	4,717
30 Capital Reserves	424,140	-	424,140
31 Operating Capital	288,834	-	288,834
32 Unassigned	655,003	772,611	1,427,614
33 TOTAL FUND BALANCE	1,372,694	772,611	2,145,305
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,404,053	\$ 772,611	\$ 2,176,664



Panther Trace II CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments - On Roll	\$ 1,152,034	\$ 8,765	\$ 1,156,445	\$ 4,411	100%
3 Interest Revenue	300	4,214	48,005	47,705	16002%
4 Rental Income	3,000	-	430	(2,570)	14%
5 Miscellaneous Revenue	-	-	20	20	
6 TOTAL REVENUES	\$ 1,155,334	\$ 12,979	\$ 1,204,900	\$ 49,566	104%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ -	\$ 5,800	\$ (6,200)	48%
10 Payroll Taxes	918	-	444	(474)	48%
11 Payroll Services Fee	650	-	350	(300)	54%
12 Travel Per Diem	350	-	-	(350)	0%
13 Management Consulting Services	51,170	4,260	38,338	(12,833)	75%
14 Office Supplies	750	-	42	(708)	6%
15 Bank Fees	300	-	-	(300)	0%
16 Miscellaneous (Postage and Copies)	50	-	248	198	496%
17 Mass Mailing	1,500	-	-	(1,500)	0%
18 Auditing	3,650	-	3,650	-	100%
19 Regulatory and Permit Fees	175	-	175	-	100%
20 Legal Advertisements	2,000	83	624	(1,376)	31%
21 Engineering Services	4,500	-	444	(4,057)	10%
22 Legal Services	20,000	885	6,397	(13,603)	32%
23 Sales Tax	600	-	92	(508)	15%
24 Website Hosting	2,033	42	1,890	(143)	93%
25 TOTAL ADMINISTRATIVE	100,646	5,269	58,492	(42,154)	58%
26 INSURANCE					
27 Insurance (General Liability)	35,000	-	36,782	1,782	105%
28 TOTAL INSURANCE	35,000	-	36,782	1,782	105%
29 DEBT SERVICE ADMINISTRATION					
30 Dissemination Agent - Bonds	1,035	-	1,035	-	100%
31 Arbitrage Rebate	650	-	650	-	100%
32 Trustee Fees	6,000	-	4,148	(1,852)	69%
33 TOTAL DEBT SERVICE ADMINISTRATION	7,685	-	5,833	(1,852)	76%
34 SECURITY					
35 Security System - Maintenance & Improve.	1,500	-	-	(1,500)	0%
36 TOTAL SECURITY	1,500	-	-	(1,500)	0%
37 PHYSICAL ENVIRONMENT					
38 Electricity	35,020	3,042	23,514	(11,506)	67%
39 Streetlighting Lease	252,350	19,451	175,465	(76,885)	70%
40 Water	22,660	1,477	9,927	(12,733)	44%
41 Solid Waste Disposal	2,099	-	1,369	(730)	65%
42 Pest Control	900	28	465	(435)	52%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	234	2,068	(2,567)	45%
44 Facility Maintenance (Lighting, Etc)	3,000	-	-	(3,000)	0%
45 Waterway Management Program - Contract	23,484	-	17,666	(5,818)	75%
46 Waterway Management Program - Other	4,000	-	1,783	(2,217)	45%
47 Landscape Maintenance - Contract	320,000	21,665	201,995	(118,005)	63%
48 Landscape Maintenance - Other	35,000	-	38,471	3,471	110%
49 Irrigation Maintenance	22,480	1,074	11,239	(11,241)	50%
50 Irrigation Compliance Reporting	2,700	225	2,025	(675)	75%



	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Decorative Lights & Maintenance	9,000	-	4,605	(4,395)	51%
52 Signage Repairs	2,000	-	-	(2,000)	0%
53 Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54 TOTAL PHYSICAL ENVIRONMENT	741,827	47,195	490,593	(251,235)	66%
55 CLUBHOUSE & AMENITY ADMINISTRATION					
56 Amenity Management	73,370	5,644	53,307	(20,063)	73%
57 Amenity Management - (Cell Phone & Reimb Expenses)	600	50	667	67	111%
58 Amenity Maintenance & Improvements	4,000	-	2,456	(1,544)	61%
59 Amenity Employee FICA Taxes	5,613	432	4,127	(1,486)	74%
60 Amenity Employee Payroll Services Fee	1,350	100	950	(400)	70%
61 Clubhouse Facility Maintenance (Cleaning)	6,420	410	3,690	(2,730)	57%
62 Clubhouse Facility Maintenance - Other	15,000	975	2,130	(12,870)	14%
63 Pool Maintenance - Contract	25,515	2,126	18,986	(6,529)	74%
64 Pool Permits	425	-	425	0	100%
65 Pool Monitoring	36,000	3,394	7,590	(28,410)	21%
66 Pool Maintenance - Other	5,000	-	2,825	(2,175)	57%
67 Clubhouse Miscellaneous Supplies	4,000	142	1,952	(2,048)	49%
68 Special Events	10,000	-	6,481	(3,519)	65%
69 Playground Maintenance	3,000	-	10,821	7,821	361%
70 Capital Outlay Allowance	78,383	44,800	128,840	50,457	164%
71 TOTAL CLUBHOUSE & AMENITY ADMINISTRATION	268,676	58,072	245,247	(23,429)	91%
72 TOTAL EXPENDITURES	1,155,334	110,536	836,948	(318,386)	72%
73 REVENUES OVER (UNDER) EXPENDITURES	0	(97,558)	367,952	367,952	
74 OTHER FINANCING SOURCES & USES					
75 Transfers In	-	-	-	-	
76 Transfers Out	-	-	-	-	
77 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
76 NET CHANGE IN FUND BALANCE	0	(97,558)	367,952	367,952	
77 Fund Balance - Beginning	833,672		1,004,742	1,004,742	
78 FUND BALANCE - ENDING - PROJECTED	\$ 833,672		\$ 1,372,694	\$ 1,740,646	
79 ANALYSIS OF FUND BALANCE					
80 NONSPENDABLE	3,572		4,717		
81 PREPAID & DEPOSITS	-		-		
82 CAPITAL RESERVES	424,140		424,140		
83 OPERATING CAPITAL	288,834		288,834		
84 UNASSIGNED	117,126		655,003		
85 TOTAL FUND BALANCE	833,672		1,372,694		



Panther Trace II CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 818,606	\$ 821,737	\$ 3,131
3 Interest Revenue	-	22,665	22,665
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	10,380	10,380
6 TOTAL REVENUES	818,606	854,781	36,175
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	145,833	145,833	(0)
10 May 1, 2025	145,833	145,833	(0)
11 November 1, 2025	136,203	-	136,203
12 Principal Retirement			
13 May 1, 2025	535,000	535,000	-
14 TOTAL EXPENDITURES	817,036	826,666	9,630
15 REVENUES OVER (UNDER) EXPENDITURES	1,570	28,115	26,545
16 OTHER FINANCING SOURCES & USES			
17 Transfers In	-	-	-
18 Transfers Out	-	-	-
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
20 NET CHANGE IN FUND BALANCE	1,570	28,115	26,545
21 Fund Balance - Beginning		744,497	744,497
22 FUND BALANCE - ENDING - PROJECTED	\$ 1,570	\$ 772,611	\$ 771,041

* financed by prior year revenues



**Panther Trace II CDD
Check Register - FY2025**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				153,275.52
10/04/2024	100424ACH1	DAVID STEPPY	BOS MTG 9/23/24		184.70	153,090.82
10/04/2024	100424ACH2	Engage PEO	BOS MTG 9/23/24		203.00	152,887.82
10/04/2024	77	JEFFREY A. SPIESS	BOS MTG 9/23/24		184.70	152,703.12
10/04/2024	100424ACH3	Pamela S. Wood	BOS MTG 9/23/24		184.70	152,518.42
10/04/2024	100424ACH4	Rowland C. Miner	BOS MTG 9/23/24		184.70	152,333.72
10/04/2024	100424ACH5	SCOTT WARD	BOS MTG 9/23/24		184.70	152,149.02
10/07/2024	2654	Abigayle Spiess	Payroll Monitor 9/23/24 - 10/06/24		228.75	151,920.27
10/09/2024	ACH10924	BOCC	11518 Newgate Crest Dr 08.27.24 - 09.26.24		1,114.91	150,805.36
10/11/2024	02ACH101124	TECO	Summary Bill 08.15.24-09.16.24		2,805.46	147,999.90
10/11/2024	ACH101124	TECO	12821 Balm Riverview Road Well 08.14.24-09.13.24		214.11	147,785.79
10/11/2024	101124ACH1	ANNA RAMIREZ	Payroll 9/23/24 - 10/06/24		2,106.33	145,679.46
10/11/2024	101124ACH2	Engage PEO	Payroll 9/23/24 - 10/06/24		698.36	144,981.10
10/15/2024	02ACH101524	TECO	12451 Evington Point Dr Pmp 08.15.24-09.16.24		31.54	144,949.56
10/21/2024	EFT102124	FLORIDA DEPARTMENT OF REVENUE	3rd Qtr 2024 Sales & Use Tax		58.50	144,891.06
10/21/2024	2655	Abigayle Spiess	Payroll Monitor 10/06/24 - 10/20/24		67.50	144,823.56
10/21/2024	2656	Ethan Spiess	Payroll Monitor 10/06/24 - 10/20/24		15.00	144,808.56
10/22/2024	2657	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/24 - 10/1/25 - Policy #100124586		35,981.00	108,827.56
10/22/2024	2658	EGIS INSURANCE & RISK ADVISORS	Policy # WC100124586 10.01.24-10.01.25		801.30	108,026.26
10/23/2024	ACH102324	TECO	Summary Bill 08.15.24-09.16.24		19,476.56	88,549.70
10/24/2024	ACH102424	BANK UNITED VISA CC			796.89	87,752.81
10/25/2024	ACH102524	FRONTIER COMMUNICATIONS	Internet/Phone 10/01/24-10/31/24		215.25	87,537.56
10/25/2024	102524ACH1	ANNA RAMIREZ	Payroll 10/06/24 - 10/07/24		2,274.03	85,263.53
10/25/2024	102524ACH2	Engage PEO	Payroll 10/06/24 - 10/07/24		813.77	84,449.76
10/29/2024			Funds Transfer	100,000.00		184,449.76
10/29/2024	100327	HOME TEAM PEST DEFENSE	Invoice: 104711765 (Reference: Pest Control Svc 10/22/2024.)		123.40	184,326.36
10/29/2024	100328	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 186358 (Reference: Monthly Ground Maint - 9.24.) Invoice: 187288 (Reference: St. Aug...		56,216.30	128,110.06
10/29/2024	100329	Vesta District Services	Invoice: 422543 (Reference: Monthly DM Fees - Oct 2024.)		4,301.42	123,808.64
10/29/2024	100330	REMSON AQUATICS	Invoice: 117486 (Reference: Lake Maintenance 9.24.)		1,585.00	122,223.64
10/29/2024	100331	VANGUARD CLEANING SYSTEMS	Invoice: 111933 (Reference: Monthly Cleanings 10.24.)		410.00	121,813.64
10/29/2024	100332	Affordable Backflow Testing	Invoice: 21784 (Reference: Install Rebuild Kit.)		350.00	121,463.64
10/29/2024	100333	STANTEC CONSULTING SERVICES	Invoice: 2293855 (Reference: General Consulting.)		91.00	121,372.64
10/29/2024	100334	STRALEY ROBIN VERICKER	Invoice: 25339 (Reference: Legal Service 9.24.)		274.50	121,098.14
10/29/2024	100335	BUSINESS OBSERVER	Invoice: 24-03111H (Reference: Legal Advertising.)		70.00	121,028.14
10/29/2024	100336	GHS ENVIRONMENTAL, LLC	Invoice: 2024-578 (Reference: Monthly Meter Readings 9.24.) Invoice: 2024-623 (Reference: Mon...		450.00	120,578.14
10/29/2024	100337	LLS TAX SOLUTIONS, INC.	Invoice: 003519 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate Req...		650.00	119,928.14
10/29/2024	100338	Galaxy Pro Pools LLC	Invoice: 3426 (Reference: Monthly Pool Service 9.24.) Invoice: 3504 (Reference: Hurricane Cle...		2,576.25	117,351.89
10/31/2024			Interest	11.84		117,363.73
10/31/2024		End of Month		100,011.84	135,923.63	117,363.73
11/01/2024	01ACH110124	FCC Environmental Services Florida LLC	Monthly Fee - Oct 2024		176.30	117,187.43
11/04/2024	2659	Abigayle Spiess	Payroll Monitor 10/21/24 - 11/03/24		371.25	116,816.18
11/07/2024	01ACH110724	BOCC	11518 Newgate Crest Dr 09.26.24 - 10.25.24		1,246.38	115,569.80
12/03/2215	2663	ANNA RAMIREZ	Reimbursement For Securing Pool Furniture & Moving It Back		180.00	115,389.80
11/08/2024	100340	REMSON AQUATICS	Invoice: 117583 (Reference: October Lake Maintenance.)		1,585.00	113,804.80
11/08/2024	100341	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 186965 (Reference: MONTHLY GROUND MAINTENANCE Oct 24.) Invoice: 188068 (Reference: H..		25,814.76	87,990.04
11/08/2024	100342	BUSINESS OBSERVER	Invoice: 24-03210H (Reference: Legal Advertising.)		111.56	87,878.48
11/08/2024	100343	Galaxy Pro Pools LLC	Invoice: 3445 (Reference: Monthly Pool Service 10.24.)		2,126.25	85,752.23
11/08/2024	110824ACH1	ANNA RAMIREZ	Payroll 10/21/24 - 11/3/24		2,324.04	83,428.19
11/08/2024	110824ACH2	Engage PEO	Payroll 10/21/24 - 11/3/24		813.75	82,614.44
11/08/2024	110824BOS1	DAVID STEPPY	BOS MTG 10/28/24		184.70	82,429.74
11/08/2024	110824BOS2	Engage PEO	BOS MTG 10/28/24		203.00	82,226.74
11/08/2024	78	JEFFREY A. SPIESS	BOS MTG 10/28/24		184.70	82,042.04
11/08/2024	110824BOS3	Pamela S. Wood	BOS MTG 10/28/24		184.70	81,857.34



Date	Number	Name	Memo	Deposits	Payments	Balance
11/08/2024	110824BOS4	Rowland C. Miner	BOS MTG 10/28/24		184.70	81,672.64
11/08/2024	110824BOS5	SCOTT WARD	BOS MTG 10/28/24		184.70	81,487.94
11/11/2024	01ACH111124	TECO	12451 Evington Point Dr Pmp 09.17.24 - 10.16.24		26.23	81,461.71
11/11/2024	02ACH111124	TECO	Summary Bill 09.17.24 - 10.15.24		2,805.79	78,655.92
11/11/2024	2664	Ethan Spiess	Payroll Monitor 9/9/24 - 9/22/24		30.00	78,625.92
11/11/2024	2665	US BANK	Trustee Fees Series DS 2014 10/01/24 - 09/30/25		4,148.38	74,477.54
11/12/2024	01ACH111224	TECO	12821 Balm Riverview Road Well 09.14.24 - 10.14.24		190.91	74,286.63
11/18/2024	2666	Abigaily Spiess	Payroll Monitor 11/4/24 - 11/17/24		75.00	74,211.63
11/21/2024	01ACH112124	TECO	Summary Bill 9.16.24 - 10.16.24		18,962.78	55,248.85
11/22/2024	112224ACH1	ANNA RAMIREZ	Payroll 11/4/24 - 11/17/24		2,274.04	52,974.81
11/22/2024	112224ACH2	Engage PEO	Payroll 11/4/24 - 11/17/24		813.75	52,161.06
11/25/2024	01ACH112524	BANK UNITED VISA CC			2,401.44	49,759.62
11/25/2024	2667	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	49,584.62
11/25/2024	100344	REMSON AQUATICS	Invoice: 117671 (Reference: November Lake Maintenance.) Invoice: 117744 (Reference: Tree Remo...		2,423.00	47,161.62
11/25/2024	100345	VANGUARD CLEANING SYSTEMS	Invoice: 112238 (Reference: November (11/1/2024 - 11/30/2024) Monthly Service Charge - Cleaning.)		410.00	46,751.62
11/25/2024	100346	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188054 (Reference: HURRICANE MILTON DISASTER RECOVERY.) Invoice: 188055 (Reference: ..		5,402.48	41,349.14
11/25/2024	100347	Vesta District Services	Invoice: 423024 (Reference: Monthly DM Fees - Nov 2024.) Invoice: 422949 (Reference: Billable...		4,327.11	37,022.03
11/25/2024	100348	Xcellent Xteriors, LLC	Invoice: 2961 (Reference: Final Payment for Holiday Lighting.)		3,005.40	34,016.63
11/25/2024	100350	Total Maintenance of Pasco	Invoice: 2024-1111 (Reference: Playground Rocker Repaired.)		350.00	33,666.63
11/25/2024	100351	STRALEY ROBIN VERICKER	Invoice: 25488 (Reference: Professional Services October 2024.)		235.50	33,431.13
11/25/2024	100352	Edward Williams (Jerry The DJ)	Invoice: 110624 (Reference: DJ for Annual Holiday Event 12/15/2024.)		375.00	33,056.13
11/25/2024	100353	Fat Chihuahua Entertainment	Invoice: 110624 (Reference: Entertainment for Annual Holiday Event 12/15/2024.)		973.00	32,083.13
11/25/2024	100354	Tervone's Kitchen LLC	Invoice: 110624 (Reference: Food Vendor For Holiday Event 12/15/2024.)		500.00	31,583.13
11/25/2024	100355	Pineapple Craft Shack LLC	Invoice: 1018 (Reference: Decor for Annual Holiday Event 12/15/2024.)		325.00	31,258.13
11/25/2024	100356	Thomas Hicks	Invoice: 110624 (Reference: Santa & Mrs. Claus for Annual Holiday Party 12/15/2024.)		225.00	31,033.13
11/26/2024	01ACH112624	FRONTIER COMMUNICATIONS	Internet/Phone 11.01.24 - 11.30.24		226.57	30,806.56
11/29/2024			Interest	6.91		30,813.47
11/30/2024		End of Month		6.91	86,557.17	30,813.47
12/05/2024	2668	Fred H. Photography LLC	Holiday Event 12.15.23		650.00	30,163.47
12/06/2024	120624ACH1	ANNA RAMIREZ	Payroll 11/18/24 - 12/01/24		2,324.03	27,839.44
12/06/2024	120624ACH2	Engage PEO	Payroll 11/18/24 - 12/01/24		813.77	27,025.67
12/09/2024	ACH120924	TECO	12821 Balm Riverview Road Well 10.15.24 - 11.12.24		177.59	26,848.08
12/10/2024	01ACH121024	TECO	12451 Evington Point Dr Pmp 10.17.24 - 11.13.24		24.69	26,823.39
12/10/2024	ACH121024	TECO	Summary Bill 10.17.24 - 11.13.24		2,805.79	24,017.60
12/10/2024	02ACH121024	BOCC	11518 Newgate Crest Dr 10.25.24 - 11.26.24		784.07	23,233.53
12/12/2024			Funds Transfer	100,000.00		123,233.53
12/12/2024	100357	HOME TEAM PEST DEFENSE	Invoice: 106117298 (Reference: Quarterly Rodent.)		25.00	123,208.53
12/12/2024	100358	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 187690 (Reference: MONTHLY GROUND MAINTENANCE Nov 24.) Invoice: 188827 (Reference: I...		22,388.08	100,820.45
12/12/2024	100359	Vesta District Services	Invoice: 423163 (Reference: Monthly Dissemination Agent 10.24.)		1,035.00	99,785.45
12/12/2024	100360	ANNA RAMIREZ	Invoice: 120224 (Reference: Reimbursement for Annual Holiday Party.)		161.25	99,624.20
12/12/2024	100361	GHS ENVIRONMENTAL, LLC	Invoice: 2024-687 (Reference: Monthly Meter Readings 11.24.)		225.00	99,399.20
12/12/2024	100362	Galaxy Pro Pools LLC	Invoice: 3502 (Reference: Monthly Pool Service Nov. 2024.)		2,126.25	97,272.95
12/12/2024	100363	REMSON AQUATICS	Invoice: 117759 (Reference: Quarterly Maintenance October-Dec.)		945.00	96,327.95
12/12/2024	100364	VANGUARD CLEANING SYSTEMS	Invoice: 112544 (Reference: Monthly Cleaning 12.24.)		410.00	95,917.95
12/13/2024	121324ACH1	DAVID STEPPY	BOS MTG 12/4/24		184.70	95,733.25
12/13/2024	121324ACH2	Engage PEO	BOS MTG 12/4/24		172.40	95,560.85
12/13/2024	79	JEFFREY A. SPIESS	BOS MTG 12/4/24		184.70	95,376.15
12/13/2024	121324ACH3	Pamela S. Wood	BOS MTG 12/4/24		184.70	95,191.45
12/13/2024	121324ACH4	Rowland C. Miner	BOS MTG 12/4/24		184.70	95,006.75
12/16/2024	2669	Vesta District Services	Billable Expenses - Nov 2024		412.15	94,594.60
12/16/2024	100366	STRALEY ROBIN VERICKER	Invoice: 25661 (Reference: General Matter thru 11/30/24.)		126.50	94,468.10
12/16/2024	100367	Vesta District Services	Invoice: 423475 (Reference: Monthly DM Fees - Dec 2024.)		4,301.42	90,166.68
12/17/2024	2670	Abigaily Spiess	Payroll Monitor 12/02/24 - 12/15/24		82.50	90,084.18
12/17/2024	2671	Ethan Spiess	Payroll Monitor 12/02/24 - 12/15/24		82.50	90,001.68
12/17/2024	2672	Ja'Meyre Wallace	Payroll Monitor 12/02/24 - 12/15/24		82.50	89,919.18
12/19/2024			Deposit	665.00		90,584.18



Date	Number	Name	Memo	Deposits	Payments	Balance
12/20/2024	122024ACH1	ANNA RAMIREZ	Payroll 12/02/24 - 12/15/24		2,274.03	88,310.15
12/20/2024	122024ACH2	Engage PEO	Payroll 12/02/24 - 12/15/24		813.77	87,496.38
12/20/2024			Funds Transfer	100,000.00		187,496.38
12/20/2024	100368	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189050 (Reference: Irrigation Repair 12.12.24.) Invoice: 189088 (Reference: Soil Ame...		393.06	187,103.32
12/20/2024	100369	Top Line Recreation Inc.	Invoice: 121824 (Reference: Repair & Replace Playground Shade.)		3,448.06	183,655.26
12/23/2024			Service Charge		215.00	183,440.26
12/24/2024	01ACH122424	BANK UNITED VISA CC			141.28	183,298.98
12/26/2024	100370	GHS ENVIRONMENTAL, LLC	Invoice: 2024-745 (Reference: Monthly Meter Readings 12.24.)		225.00	183,073.98
12/26/2024	01ACH122624	TECO	Summary Bill 10.16.24 - 11.13.24		18,903.18	164,170.80
12/27/2024	01ACH122724	FRONTIER COMMUNICATIONS	Internet/Phone 12.01.24 - 12.31.24		226.98	163,943.82
12/31/2024			Interest	9.15		163,952.97
12/31/2024		End of Month		200,674.15	67,534.65	163,952.97
01/02/2025	100371	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 188622 (Reference: Monthly Ground Maint - December 2024.)		21,772.82	142,180.15
01/02/2025	01ACH010225	FCC Environmental Services Florida LLC	Monthly Fee - Nov 2024		198.76	141,981.39
01/03/2025	010325PR1	ANNA RAMIREZ	Payroll 12/16/24 - 12/29/24		2,332.76	139,648.63
01/03/2025	010325PR2	Engage PEO	Payroll 12/16/24 - 12/29/24		824.79	138,823.84
01/07/2025	100372	VANGUARD CLEANING SYSTEMS	Invoice: 112840 (Reference: Monthly Cleaning January 2025.)		410.00	138,413.84
01/07/2025	100373	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 189140 (Reference: Irrigation Modifications 12.19.24.)		213.18	138,200.66
01/07/2025	100374	Galaxy Pro Pools LLC	Invoice: 3616 (Reference: January 2025 Services.)		2,126.25	136,074.41
01/08/2025	100375	Vesta District Services	Invoice: 424087 (Reference: Monthly DM Fees - Jan 2025.)		4,301.42	131,772.99
01/08/2025	100376	REMSON AQUATICS	Invoice: 117850 (Reference: Lake Maintenance - Jan 2025.) Invoice: 117758 (Reference: Lake Ma...		3,170.00	128,602.99
01/10/2025	01ACH011025	BOCC	11518 Newgate Crest Dr 11.26.24 - 12.25.24		1,036.98	127,566.01
01/10/2025	02ACH011025	TECO	12821 Balm Riverview Road Well 11.13.24 - 12.12.24		216.43	127,349.58
01/10/2025	03ACH011025	TECO	Summary Bill 11.14.24 - 12.13.24		2,694.19	124,655.39
01/10/2025	04ACH011025	TECO	12451 Evington Point Dr Pmp 11.14.24 - 12.13.24		48.59	124,606.80
01/14/2025	2673	Ja'Meyre Wallace	Payroll Monitor 12/16/24 - 12/29/24		75.00	124,531.80
01/15/2025	100377	STRALEY ROBIN VERICKER	Invoice: 25745 (Reference: For Professional Services Rendered Through December 31, 2024.)		1,281.00	123,250.80
01/16/2025	100378	Vesta District Services	Invoice: 424068 (Reference: Billable Expenses - Dec 2024.)		80.89	123,169.91
01/17/2025	011725PR1	ANNA RAMIREZ	Payroll 12/30/24 - 1/12/25		2,282.75	120,887.16
01/17/2025	011725PR2	Engage PEO	Payroll 12/30/24 - 1/12/25		824.79	120,062.37
01/21/2025	EFT012125	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2024 Sales & Use Tax		33.64	120,028.73
01/24/2025	01ACH012425	TECO	Summary Bill 11.14.24 - 12.13.24		19,061.66	100,967.07
01/24/2025	ACH012425	BANK UNITED VISA CC			152.36	100,814.71
01/28/2025	01ACH012825	FRONTIER COMMUNICATIONS	Internet/Phone 01.01.25 - 01.31.25		227.01	100,587.70
01/30/2025	100379	HOME TEAM PEST DEFENSE	Invoice: 106773963 (Reference: Pest Control.)		130.80	100,456.90
01/30/2025	100380	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 310027 (Reference: Landscape Maintenance Jan 25.)		21,664.50	78,792.40
01/31/2025	013125PR1	ANNA RAMIREZ	Payroll 1/13/25 - 1/26/25		2,282.77	76,509.63
01/31/2025	013125PR2	Engage PEO	Payroll 1/12/25 - 1/26/25		814.52	75,695.11
01/31/2025	013125BOS1	DAVID STEPPY	BOS MTG 1/27/25		184.70	75,510.41
01/31/2025	013125BOS2	Engage PEO	BOS MTG 1/27/25		172.40	75,338.01
01/31/2025	80	JEFFREY A. SPIESS	BOS MTG 1/27/25		184.70	75,153.31
01/31/2025	013125BOS3	Pamela S. Wood	BOS MTG 1/27/25		184.70	74,968.61
01/31/2025	013125BOS4	Rowland C. Miner	BOS MTG 1/27/25		184.70	74,783.91
01/31/2025			Interest	10.78		74,794.69
01/31/2025		End of Month		10.78	89,169.06	74,794.69
02/03/2025	01ACH020325	FCC Environmental Services Florida LLC	Monthly Fee - Dec 2024		198.76	74,595.93
02/04/2025	100381	VANGUARD CLEANING SYSTEMS	Invoice: 113149 (Reference: Monthly Cleaning Feb 25.)		410.00	74,185.93
02/06/2025			Funds Transfer	100,000.00		174,185.93
02/07/2025	2674	SchoolNow	Website Hosting		1,515.00	172,670.93
02/07/2025	01ACH020725	BOCC	11518 Newgate Crest Dr 12.25.24 - 1.27.25		864.12	171,806.81
02/10/2025	100382	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 312497 (Reference: Landscape Maintenance Feb 2025.) Invoice: 313581 (Reference: Cont...		24,337.31	147,469.50
02/10/2025	100383	Vesta District Services	Invoice: 424721 (Reference: Monthly DM Fees - Feb 2025.)		4,301.42	143,168.08
02/10/2025	100384	Charles Harrilal	Invoice: 1348 (Reference: Replaced Panel by Pool & Removed Broken Sign & Repaired Tennis Court L...		250.00	142,918.08
02/10/2025	100385	REMSON AQUATICS	Invoice: 117937 (Reference: Lake Maintenance February 2025.)		1,585.00	141,333.08
02/12/2025	100386	Galaxy Pro Pools LLC	Invoice: 3700 (Reference: Monthly Pool Service Feb 2025.)		2,126.25	139,206.83
02/12/2025	100387	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 314248 (Reference: Remove Palm Stumps.) Invoice: 314249 (Reference: Remove Pine Tree...		2,159.20	137,047.63



Date	Number	Name	Memo	Deposits	Payments	Balance
02/12/2025	100388	STRALEY ROBIN VERICKER	Invoice: 25905 (Reference: For Professional Services Rendered Through January 31, 2025.)		1,299.00	135,748.63
02/12/2025	01ACH021225	TECO	12821 Balm Riverview Road Well 12.13.24 - 01.14.25		241.38	135,507.25
02/12/2025	02ACH021225	TECO	12451 Evington Point Dr Pmp 12.14.24 - 01.15.25		27.70	135,479.55
02/12/2025	03ACH021225	TECO	Summary Bill 12.14.24 - 01.15.25		2,758.52	132,721.03
02/14/2025	021425ACH1	ANNA RAMIREZ	Payroll 1/27/25 - 2/9/25		2,332.76	130,388.27
02/14/2025	021425ACH2	Engage PEO	Payroll 1/27/25 - 2/9/25		805.04	129,583.23
02/19/2025	100389	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 316012 (Reference: Irrigation Repairs.)		472.90	129,110.33
02/20/2025	100390	ADVANCED ENERGY SOLUTIONS	Invoice: 11802 (Reference: Service Call.) Invoice: 12064 (Reference: Service Call.)		1,003.48	128,106.85
02/24/2025	01ACH022425	BANK UNITED VISA CC			770.69	127,336.16
02/24/2025	02ACH022425	TECO	Summary Bill 12.14.24 - 01.15.25		18,916.97	108,419.19
02/25/2025	100391	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 315526 (Reference: Irrigation Inspection - Dec 24.) Invoice: 315527 (Reference: Irr...		1,656.41	106,762.78
02/26/2025	01ACH022625	FRONTIER COMMUNICATIONS	Internet/Phone 02.01.25 - 02.28.25		226.82	106,535.96
02/28/2025	022825ACH1	ANNA RAMIREZ	Payroll 2/10/25 - 2/23/25		2,282.77	104,253.19
02/28/2025	022825ACH2	Engage PEO	Payroll 2/10/25 - 2/23/25		805.02	103,448.17
02/28/2025	022825BOS1	DAVID STEPPY	BOS MTG 2/24/25		184.70	103,263.47
02/28/2025	022825BOS2	Engage PEO	BOS MTG 2/24/25		172.40	103,091.07
02/28/2025	81	JEFFREY A. SPIESS	BOS MTG 2/24/25		184.70	102,906.37
02/28/2025	022825BOS3	Pamela S. Wood	BOS MTG 2/24/25		184.70	102,721.67
02/28/2025	022825BOS4	Rowland C. Miner	BOS MTG 2/24/25		184.70	102,536.97
02/28/2025			Interest	10.62		102,547.59
02/28/2025	End of Month			100,021.56	181,217.55	102,547.59
03/03/2025	100392	VANGUARD CLEANING SYSTEMS	Invoice: 113441 (Reference: Monthly Cleaning Mar 25.)		410.00	102,137.59
03/03/2025	100393	Galaxy Pro Pools LLC	Invoice: 3718 (Reference: V clamp for vac pump.)		200.00	101,937.59
03/03/2025	100394	Vesta District Services	Invoice: 424948 (Reference: Management Fees Mar 25.)		4,301.42	97,636.17
03/06/2025	01ACH030625	BOCC	11518 Newgate Crest Dr 01.27.25- 02.25.25		1,444.28	96,191.89
03/10/2025			Funds Transfer	100,000.00		196,191.89
03/11/2025	100395	REMSON AQUATICS	Invoice: 118021 (Reference: March Lake Maintenance.)		1,585.00	194,606.89
03/11/2025	100396	Top Line Recreation Inc.	Invoice: 4211 (Reference: shade system.)		3,448.06	191,158.83
03/11/2025	100397	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 318686 (Reference: Landscape maintenance march25.)		21,664.50	169,494.33
03/11/2025	100398	Galaxy Pro Pools LLC	Invoice: 3748 (Reference: pool service march25.)		2,126.25	167,368.08
03/12/2025	02ACH031225	TECO	12821 Balm Riverview Road Well 01.15.25 - 02.13.25		248.85	167,119.23
03/14/2025	01ACH031425	TECO	Summary Bill 01.16.25 - 02.14.25		2,758.64	164,360.59
03/14/2025	02ACH031425	TECO	12451 Evington Point Dr Pmp 01.16.25 - 02.14.25		23.04	164,337.55
03/14/2025	031425PR1	ANNA RAMIREZ	Payroll 2/24/25 - 3/9/25		2,332.76	162,004.79
03/14/2025	031425PR2	Engage PEO	Payroll 02/24/25 - 03/09/25		805.04	161,199.75
03/18/2025	100399	Vesta District Services	Invoice: 425364 (Reference: Billable Expenses - Feb 2025.)		55.48	161,144.27
03/18/2025	100400	STRALEY ROBIN VERICKER	Invoice: 26133 (Reference: legal services Feb25.)		846.00	160,298.27
03/19/2025	100401	GHS ENVIRONMENTAL, LLC	Invoice: 2025-177 (Reference: Monthly meter reading.) Invoice: 2025-178 (Reference: Monthly m...		450.00	159,848.27
03/19/2025	100402	HOME TEAM PEST DEFENSE	Invoice: 108196348 (Reference: pest control.)		27.50	159,820.77
03/24/2025	100403	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90108441 (Reference: Audit Services thru September 2024.)		3,650.00	156,170.77
03/24/2025	01ACH032425	TECO	Summary Bill 01.16.25- 02.14.25		18,803.01	137,367.76
03/24/2025	02ACH032425	BANK UNITED VISA CC	office supplies		96.76	137,271.00
03/25/2025	2675	Abigayle Spiess	Payroll Monitor 3/10/25 - 3/24/25		161.25	137,109.75
03/25/2025	2676	Ethan Spiess	Payroll Monitor 3/10/25 - 3/24/25		90.00	137,019.75
03/25/2025	01ACH032525	FRONTIER COMMUNICATIONS	Internet/Phone 03.01.25- 03.31.25		226.70	136,793.05
03/26/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	803,545.38		940,338.43
03/26/2025	2677	US Bank Tax distribution	Tax Distribution DS 2014		803,545.38	136,793.05
03/28/2025	100404	FROSTY'S AIR CONDITIONING, LLC	Invoice: 47694029 (Reference: perform full commercial HVAC system diagnostic and install capac...		328.00	136,465.05
03/28/2025	032825PR1	ANNA RAMIREZ	Payroll 3/10/25 - 3/23/25		2,282.77	134,182.28
03/28/2025	032825PR2	Engage PEO	Payroll 3/10/25 - 3/23/25		805.02	133,377.26
03/31/2025			Interest	25.33		133,402.59
03/31/2025	End of Month			903,570.71	872,715.71	133,402.59
04/01/2025	01ACH040125	FCC Environmental Services Florida LLC	Monthly Fee - Mar 2025		198.76	133,203.83
04/01/2025	100405	VANGUARD CLEANING SYSTEMS	Invoice: 113763 (Reference: monthly service charge apr25.)		410.00	132,793.83
04/01/2025	100406	Vesta District Services	Invoice: 425424 (Reference: Monthly Management Apr25.)		4,301.42	128,492.41
04/02/2025	2678	Panther Trace I CDD	Spring Egg Hunt 4-19-25, Event F2UReview, Tampa Bounce, Music Equipment and Eggs		2,488.45	126,003.96



Date	Number	Name	Memo	Deposits	Payments	Balance
04/04/2025	100407	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 325182 (Reference: Landscape maintenance Apr25.)		21,664.50	104,339.46
04/04/2025	100408	GHS ENVIRONMENTAL, LLC	Invoice: 2025-232 (Reference: Monthly meter reading Mar25.)		225.00	104,114.46
04/04/2025	100409	Galaxy Pro Pools LLC	Invoice: 3795 (Reference: custom pool service.)		2,126.25	101,988.21
04/04/2025	040425BOS1	DAVID STEPPY	BOS MTG 3/24/25		184.70	101,803.51
04/04/2025	040425BOS2	Engage PEO	BOS MTG 3/24/25		172.40	101,631.11
04/04/2025	82	JEFFREY A. SPIESS	BOS MTG 3/24/25		184.70	101,446.41
04/04/2025	040425BOS3	Pamela S. Wood	BOS MTG 3/24/25		184.70	101,261.71
04/04/2025	040425BOS4	Rowland C. Miner	BOS MTG 3/24/25		184.70	101,077.01
04/07/2025	2679	Abigail Spiess	Payroll Monitor 3/25/25 - 4/6/25		123.75	100,953.26
04/07/2025	2680	Ethan Spiess	Payroll Monitor 3/25/25 - 4/6/25		315.00	100,638.26
04/07/2025	100410	REMSON AQUATICS	Invoice: 118108 (Reference: Apr Lake Maintenance.)		1,585.00	99,053.26
04/09/2025	1ACH040925	BOCC	11518 Newgate Crest Dr 2.25.25- 3.27.25		935.72	98,117.54
04/11/2025	01ACH041125	TECO	12821 Balm Riverview Road Well 02.14.25- 03.14.25		263.64	97,853.90
04/11/2025	041125PR1	ANNA RAMIREZ	Payroll 3/24/25 - 4/6/25		2,332.76	95,521.14
04/11/2025	041125PR2	Engage PEO	Payroll 3/24/25 - 4/6/25		805.04	94,716.10
04/14/2025	100411	STRALEY ROBIN VERICKER	Invoice: 26267 (Reference: Professional legal services rendered.)		244.00	94,472.10
04/14/2025	01ACH041425	TECO	Summary Bill 02.15.25- 03.17.25		2,775.65	91,696.45
04/14/2025	02ACH041425	TECO	12451 Evington Point Dr Pmp 02.15.25- 03.17.25		24.13	91,672.32
04/16/2025	100412	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 327179 (Reference: irrigation maintenance on Belcroft.)		937.14	90,735.18
04/21/2025	2681	Abigail Spiess	Payroll Monitor 4/7/25 - 4/20/25		52.50	90,682.68
04/21/2025	2682	Ethan Spiess	Payroll Monitor 4/7/25 - 4/20/25		123.50	90,559.18
04/21/2025	01ACH042125	FCC Environmental Services Florida LLC	Monthly Fee - Jan 2025		198.76	90,360.42
04/23/2025	01ACH042325	TECO	Summary Bill 02.15.25- 03.17.25		19,037.57	71,322.85
04/24/2025	01ACH042425	BANK UNITED VISA CC	office supplies		162.17	71,160.68
04/25/2025	01ACH042525	FRONTIER COMMUNICATIONS	Internet/Phone 04.01.25- 04.30.25		227.46	70,933.22
04/25/2025	042525PR1	ANNA RAMIREZ	Payroll 4/07/25 - 4/20/25		2,282.76	68,650.46
04/25/2025	042525PR2	Engage PEO	Payroll 4/07/25 - 4/20/25		805.04	67,845.42
04/28/2025	2683	FLA Pools Inc	Pool Shower Modification - Balance Due		1,850.00	65,995.42
04/28/2025	2684	Xcellent Xteriors, LLC	Fix lights that have fallen down		100.00	65,895.42
04/28/2025			Funds Transfer	85,000.00		150,895.42
04/30/2025			Interest	15.29		150,910.71
04/30/2025	End of Month			85,015.29	67,507.17	150,910.71
05/02/2025	2685	FLA Pools Inc	Installed new O rings kit to water feature filtration pump		375.00	150,535.71
05/02/2025	01ACH050225	FCC Environmental Services Florida LLC	Monthly Fee - Apr 2025		198.76	150,336.95
05/05/2025	2686	American Mulch & Soil, LLC	Playground Mulch		3,575.00	146,761.95
05/05/2025	100413	VANGUARD CLEANING SYSTEMS	Invoice: 114055 (Reference: 5.1- 5.31 Monthly cleaning service.)		410.00	146,351.95
05/05/2025	100414	HOME TEAM PEST DEFENSE	Invoice: 108967044 (Reference: pest control service.)		130.80	146,221.15
05/05/2025	2687	Abigail Spiess	Payroll Monitor 4/21/25 - 5/04/25		105.00	146,116.15
05/05/2025	2688	Ethan Spiess	Payroll Monitor 4/21/25 - 5/04/25		142.50	145,973.65
05/06/2025	100415	GHS ENVIRONMENTAL, LLC	Invoice: 2025-287 (Reference: Monthly meter reading.)		225.00	145,748.65
05/06/2025	100416	Vesta District Services	Invoice: 426000 (Reference: Monthly contracted management fees May25.)		4,301.42	141,447.23
05/08/2025	01ACH050825	BOCC	11518 Newgate Crest Dr 3.27.25- 4.25.25		1,133.34	140,313.89
05/09/2025	050925PR1	ANNA RAMIREZ	Payroll 4/21/25 - 5/4/25		2,332.76	137,981.13
05/09/2025	050925PR2	Engage PEO	Payroll 4/21/25 - 5/4/25		805.04	137,176.09
05/12/2025	605		Voided FLA Pools check #2661 cashed		1,850.00	135,326.09
05/13/2025	2689	Ja'Meyre Wallace	Payroll Monitor 4/28/25 - 5/11/25		600.00	134,726.09
05/13/2025	2690	Jalyn Wallace	Payroll Monitor 4/28/25 - 5/11/25		427.50	134,298.59
05/13/2025	100418	ADVANCED ENERGY SOLUTIONS	Invoice: 12295 (Reference: Maintenance on kid splash pad.)		649.49	133,649.10
05/13/2025	100419	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 332155 (Reference: Landscape maintenance May25.)		21,664.50	111,984.60
05/13/2025	100420	REMSON AQUATICS	Invoice: 118195 (Reference: Quarterly service Jan- Mar.) Invoice: 118194 (Reference: May Lake...		4,041.00	107,943.60
05/13/2025	100421	STRALEY ROBIN VERICKER	Invoice: 26435 (Reference: Professional legal services rendered.)		1,480.50	106,463.10
05/13/2025	01ACH051325	TECO	12821 Balm Riverview Road Well 3.15.25- 4.14.25		277.11	106,185.99
05/14/2025	2691	FLA Pools Inc	Clean out deck train and check lift pump		375.00	105,810.99
05/14/2025	01ACH051425	HILLSBOROUGH COUNTY HEALTH DEPT.	Panther Trace 2 Pool Permits		425.35	105,385.64
05/14/2025	02ACH051425	TECO	12451 Evington Point Dr Pmp 3.18.25- 4.15.25		22.53	105,363.11
05/14/2025	03ACH051425	TECO	Summary Bill 03.18.25- 04.15.25		2,776.08	102,587.03



Date	Number	Name	Memo	Deposits	Payments	Balance
05/15/2025	2692	Tony's Plumbing Solutions, LLC	Unclogged two outside toilets		280.00	102,307.03
05/15/2025	2693	Welch Tennis Courts	1st payment - New Tennis Court		84,040.00	18,267.03
05/19/2025			Funds Transfer	150,000.00		168,267.03
05/19/2025	100422	Galaxy Pro Pools LLC	Invoice: 3848 (Reference: May25 Pool service 3 visits per week.)		2,126.25	166,140.78
05/23/2025	01ACH052325	TECO	Summary Bill 03.18.25- 04.15.25		19,035.08	147,105.70
05/23/2025	052325PR1	ANNA RAMIREZ	Payroll 5/5/25 - 5/18/25		2,282.76	144,822.94
05/23/2025	052325PR2	Engage PEO	Payroll 5/5/25 - 5/18/25		805.04	144,017.90
05/27/2025	01ACH052725	BANK UNITED VISA CC	office supplies		575.77	143,442.13
05/28/2025	01ACH052825	FRONTIER COMMUNICATIONS	Internet/Phone 05.01.25- 05.31.25		226.92	143,215.21
05/28/2025	2694	Ja'Meyre Wallace	Payroll Monitor 5/12/25 - 5/25/25		465.00	142,750.21
05/28/2025	2695	Jalyn Wallace	Payroll Monitor 5/12/25 - 5/25/25		510.00	142,240.21
05/29/2025	2696	ADVANCED ENERGY SOLUTIONS	Check power for kiddie feature		262.06	141,978.15
05/30/2025	053025BOS1	DAVID STEPPY	BOS MTG 4/28/25		184.70	141,793.45
05/30/2025	053025BOS2	Engage PEO	BOS MTG 4/28/25		172.40	141,621.05
05/30/2025	83	JEFFREY A. SPIESS	BOS MTG 4/28/25		184.70	141,436.35
05/30/2025	053025BOS3	Pamela S. Wood	BOS MTG 4/28/25		184.70	141,251.65
05/30/2025	053025BOS4	Steven T. Russell	BOS MTG 4/28/25		184.70	141,066.95
05/30/2025	053025PR5	DAVID STEPPY	BOS MTG 5/22/25		184.70	140,882.25
05/30/2025	053025PR6	Engage PEO	BOS MTG 5/22/25		172.40	140,709.85
05/30/2025	84	JEFFREY A. SPIESS	BOS MTG 5/22/25		184.70	140,525.15
05/30/2025	053025PR7	Rowland C. Miner	BOS MTG 5/22/25		184.70	140,340.45
05/30/2025	053025PR8	Steven T. Russell	BOS MTG 5/22/25		184.70	140,155.75
05/31/2025			Interest	13.11		140,168.86
05/31/2025	End of Month			150,013.11	160,754.96	140,168.86
06/02/2025	02ACH060225	FCC Environmental Services Florida LLC	Monthly Fee - May 2025		198.76	139,970.10
06/04/2025	100423	STANTEC CONSULTING SERVICES	Invoice: 2400898 (Reference: 2025 FY General Consulting.)		443.50	139,526.60
06/04/2025	100424	GHS ENVIRONMENTAL, LLC	Invoice: 2025-343 (Reference: meter reading.)		225.00	139,301.60
06/04/2025	100425	REMSON AQUATICS	Invoice: 118272 (Reference: Quarterly service Apr- June.) Invoice: 118273 (Reference: June La...		2,530.00	136,771.60
06/04/2025	100426	VANGUARD CLEANING SYSTEMS	Invoice: 114351 (Reference: June (6/1/2025 - 6/30/2025) Monthly Service Charge.)		410.00	136,361.60
06/04/2025	100427	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 335395 (Reference: Separate zones Controller B zone 9.) Invoice: 335396 (Reference: ...		23,982.23	112,379.37
06/04/2025	100428	Vesta District Services	Invoice: 426752 (Reference: Management Fees June 25.)		4,301.42	108,077.95
06/05/2025	100429	Galaxy Pro Pools LLC	Invoice: 3905 (Reference: June25 Pool and Splash pad service.)		2,126.25	105,951.70
06/06/2025	100430	HOME TEAM PEST DEFENSE	Invoice: 110523016 (Reference: pest control.)		27.50	105,924.20
06/06/2025	060625PR1	ANNA RAMIREZ	Payroll 5/19/25 - 6/1/25		2,332.77	103,591.43
06/06/2025	060625PR2	Engage PEO	Payroll 5/19/25 - 6/1/25		805.02	102,786.41
06/09/2025	2697	Charles Harrilal	Tennis Court Gate repaired, Pool Fence repaired, Installed filter at water fountain station and...		800.00	101,986.41
06/09/2025	01ACH060925	BOCC	11518 Newgate Crest Dr 4.25.25- 5.27.25		1,005.49	100,980.92
06/10/2025	2698	Abigailte Spiess	Payroll Monitor 5/26/25 - 6/9/25		180.00	100,800.92
06/10/2025	2699	Ethan Spiess	Payroll Monitor 5/26/25 - 6/9/25		60.00	100,740.92
06/10/2025	2700	Ja'Meyre Wallace	Payroll Monitor 5/26/25 - 6/9/25		870.00	99,870.92
06/10/2025	2701	Jalyn Wallace	Payroll Monitor 5/26/25 - 6/9/25		660.00	99,210.92
06/10/2025	100431	Insurance Office of America	Invoice: 801845 (Reference: Utility Deposit Bond.)		705.00	98,505.92
06/10/2025	100432	FLA Pools Inc	Invoice: 01194639 (Reference: Clean out deck train and check lift pump.)		375.00	98,130.92
06/11/2025	01ACH061125	TECO	12821 Balm Riverview Road Well 4.15.25- 5.14.25		303.11	97,827.81
06/12/2025	01ACH061225	TECO	12451 Evington Point Dr Pmp 4.16.25- 5.15.25		23.18	97,804.63
06/12/2025	02ACH061225	TECO	Summary Bill 04.16.25- 05.15.25		2,776.19	95,028.44
06/16/2025	2702	Welch Tennis Courts	Work completed this period 6.16.25 - New Tennis Court		44,800.00	50,228.44
06/16/2025	100433	BUSINESS OBSERVER	Invoice: 25-01702H (Reference: Notice of Closed Session of the Board of Supervisors.)		83.13	50,145.31
06/16/2025	100434	STRALEY ROBIN VERICKER	Invoice: 26597 (Reference: Professional Services Rendered Through May 31, 2025.)		884.50	49,260.81
06/16/2025	100435	Vesta District Services	Invoice: 427141 (Reference: Billable Expenses - MAY 25.)		18.31	49,242.50
06/20/2025	062025PR1	ANNA RAMIREZ	Payroll 6/2/25 - 6/15/25		2,282.76	46,959.74
06/20/2025	062025PR2	Engage PEO	Payroll 6/2/25 - 6/15/25		805.04	46,154.70
06/24/2025	2703	Ethan Spiess	Payroll Monitor 6/9/25 - 6/22/25		123.75	46,030.95
06/24/2025	2704	Ja'Meyre Wallace	Payroll Monitor 6/9/25 - 6/22/25		1,020.00	45,010.95
06/24/2025	2705	Jalyn Wallace	Payroll Monitor 6/9/25 - 6/22/25		480.00	44,530.95
06/24/2025	100436	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 339897 (Reference: Main Line leak on island by school.)		662.59	43,868.36



Date	Number	Name	Memo	Deposits	Payments	Balance
06/24/2025	01ACH062425	BANK UNITED VISA CC	office supplies		141.85	43,726.51
06/24/2025	02ACH062425	TECO	Summary Bill 04.16.25- 05.15.25		19,421.21	24,305.30
06/26/2025	01ACH062625	FRONTIER COMMUNICATIONS	Internet/Phone 06.01.25- 06.30.25		234.19	24,071.11
06/27/2025	2706	ANNA RAMIREZ	Reimbursement For Trash Removal		175.00	23,896.11
06/30/2025			Interest	7.00		23,903.11
06/30/2025	End of Month			7.00	116,272.75	23,903.11



EXHIBIT 19





Panther Trace II Community Development District (CDD)

Monday, July 28,2025

Clubhouse Operations:

- **Clubhouse Office Operating Regular Hours with Extended Hours if Requested.**
- **Pool Hours :7am- 8pm**
- **Tennis/ Pickleball Courts Near Completion**

Community Events:

- **Grand Opening of Tennis/Pickleball Courts Opening**
- **End of Summer Pool Party in August**

Monthly Proposals:

- **Holiday Lighting**
- **Access Card System**

Pending:

- **Monument Beautification**

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**
- **Clubhouse AC Annual Service and Repairs**
- **AC Filters Replaced**
- **Dumpster Area Cleaned and Mattress Removed**
- **Quarterly Pest Control Service and Wasp Nest Removal**

Email Distribution List:

965



Programs Update:

- **Girl Scouts Every other Wednesday and Thursday during School Year**
- **IStroll Every Tuesday Morning**

Repairs or Replacements Pending:

- **None**



EXHIBIT 20



Kisi Access Control Proposal

23 June 2025



Premier Technologies Inc – 813-649-7250 – michael@premiertechit.com



1 Kisi Access Control Cloud Software - \$199 / monthly

This proposal is for the Kisi access control system cloud software, which runs all of the credentials, readers, locks, users and permissions. This runs the access controllers.

1.1 Plus Package - Features

- Unlimited users registered to use card readers; mobile app or physical card
- Up to 8 doors being controlled
- Up to 50 access links for QR code passes (visitors) per month by e-mail
- Reporting and analytics on door usage
- Admin and delegated accounts for staff
- Online based system; can be used via web browser for remote administration too
- Apple Wallet feature is extra charge
- Can integrate with future add-ons; things like gym memberships

1.2 Not Included

- More than 50 access links per month costs extra
- Apple Wallet feature is extra charge
- Physical access cards

1.3 Contract

- Price is based on a 1 year agreement
- If CDD demands a 30 day out clause, then the monthly price might be higher as the agreement would switch to a month-to-month agreement

2 Kisi Equipment - \$6815

This is for Kisi equipment related to the Kisi door controllers and Kisi door readers.

2.1 Door Controllers (Qty 2) - \$800 each (\$1600)

- These door controllers are the brains that communicate with the cloud, door readers and door locks
- They have an offline mode so the doors will continue to work even if the network, Internet or cloud services are down

2.2 Terminal Pro Door Reader (Qty 2) - \$600 each (\$1200)

- Will be used for front door of clubhouse and back door of clubhouse
- Exclusive door reader that works with QR codes
- Will be helpful for parties that want to give it to multiple guests
- Handles all of the other credentials too
- Connected by Ethernet cable which allows for monitoring of lock

2.3 Reader Pro 2.1 Units (Qty 4) - \$375 each (\$1500)

- These are the standard door readers for all of the other locations
- Will be used at: 2 bathrooms, 1 pool, 1 tennis courts

2.4 Two Wire Retrofit Adapter (Qty 8) - \$227 each (\$1816)

- This allows for existing reader wire to send data signals for new readers
- Instead of running new ethernet wire for new readers, which require ethernet cable
- Will be tested while existing system is being pulled apart
- May have to exercise alternative option which is to run new cabling
- Only used for bathrooms, pool and tennis courts

2.5 Altronix Power Trove (Qty 1) - \$699

- This powers all of the maglocks on the doors; up to 8 doors

3 Labor & Other Parts - \$8700

This is to install all Kisi components and perform other work needed for securing the doors while bringing some doors up to fire code for safety.

3.1 Clubhouse Doors - \$1500 each (\$3000)

- Install and wire new Kisi readers on the outside of each clubhouse door (qty 2)
- Replace and wire new maglocks on clubhouse doors; maglocks provided (qty 2)
- Install door sensors so staff know when a door is left open or closed; sensors provided (qty 2)
- Install and wire new motion activated request-to-exit devices for fire code; REX provided (qty 2)
- Install and wire new request-to-exit no-touch units for fire code; REX provided (qty 2)
- These doors are out of fire code as at least 2 forms of egress are needed to kill power to locks

3.2 Bathroom Doors - \$1500 each (\$3000)

- Install and wire new Kisi readers on the outside of each bathroom door (qty 2)
- Will need new ethernet wiring if two-wire adapter doesn't work (qty 2)
- Replace and wire new maglocks on doors; maglocks provided (qty 2)
- Install door sensors so staff know when a door is left open or closed; sensors provided (qty 2)
- Install and wire new motion activated request-to-exit devices for fire code; REX provided (qty 2)
- Install and wire new request-to-exit no-touch units for fire code; REX provided (qty 2)

3.3 Pool Gate - \$1100

- Install and wire new Kisi reader on the outside of the pool gate
- Will need new ethernet wiring if two-wire adapter doesn't work; digging required
- Install and wire new request-to-exit no-touch unit for fire code; REX provided (qty 1)
- Will need additional wire for additional REX unit, as only one wire is currently there; digging

3.4 Tennis Courts - \$1600

- Install and wire new Kisi reader on the outside of the gate
- Will need new ethernet wiring if two-wire adapter doesn't work; digging required
- Install and wire additional request-to-exit no-touch unit for fire code; REX provided (qty 1)
- Will need additional wire for additional REX unit, as only one wire is currently there; wire through conduit back to clubhouse

EXHIBIT 21





Xcellent Xteriors

Panther Trace 2
 11518 Newgate Crest Dr
 Riverview, FL 33569

(813) 671-0831
 pt2clubhousemgr@gmail.com

ESTIMATE	#5492
ESTIMATE DATE	Jul 14, 2025
TOTAL	\$4,505.40

CONTACT US
 2406 E State Rd 60, Unit 1009
 Valrico, FL 33595

(813) 610-5251
 info@xcellentxteriors.com

ESTIMATE

Services	amount
Christmas Lights - Trimline	\$5,006.00
1 Palm Tree Trunks Wrapped with frowns	
16 Oak Tree Trunks Wrapped	
1 48 inch wreath	
1 36 inch wreath	
26 24 inch wreaths	
13 Monuments lined with C9 warm white	
6 palm trees	

Services subtotal: \$5,006.00

Subtotal	\$5,006.00
REPEAT CUSTOMER OCTOBER INSTALLATION 10% OFF	- \$500.60
Total	\$4,505.40

*** MAKE CHECKS PAYABLE TO: XCELLENT XTERIORS***

ESTIMATE:

-PLEASE NOTE: If furniture is in the area(s) that are scheduled to be cleaned and/or sealed it must be removed. A fee of up to \$200 may be added if we have to move it at the time of service.

-By clicking to accept this quote, you are agreeing to any associated costs, and any terms and conditions or warranty that may apply.

-Xcellent Xteriors, Brook Pressure Washing Inc, and Peter's Pressure Washing are currently merging to better serve you. During this transition, the contracted company above may use Xcellent Xteriors, Brook Pressure Washing, or Peter's Pressure Washing as the subcontractor to serve you efficiently with the same trusted service.

-This quote is valid for the next 30 days, after which values may be subject to change.

*Any add-on services under our minimum service fee of \$200, must be scheduled with another service and is excluded from any discount.

*Prepare for our visit by reading about your service(s) at:



<https://brookpressurewashing.com/get-ready/>

*Company documents like, Warranty, Terms of Service, Ask the Seal, General Liability, Stripping Waiver and Workman's Comp can be found attached to the emailed quote.

-Deposits are required to schedule all work. Paver Sealing services require a 40% deposit. Pressure Washing services require a 20% deposit. Lighting services require a 50% deposit. Deposits are due at the time of estimate approval to schedule your service. Deposits are used to secure materials, equipment, and labor for your service.

-Scheduling in a business in which productivity can be based upon weather can be difficult at times. This may affect scheduling. We will try our best to work out any scheduling conflicts that may arise from circumstances that are beyond our control and may affect the start of work and completion. We will notify you of any changes that may occur.

-Client Cancellation Policy: You are responsible for notifying us of any need to cancel or reschedule your appointment after a booking confirmation is sent by email or text. If a service is canceled or rescheduled within 48 business hours of the scheduled date of service a rescheduling fee of up to \$150 will be charged. After written or verbal cancellation is received, Xcellent Xteriors, Brook Pressure Washing, and/or Peter's Pressure Washing will refund your deposit minus the rescheduling fee.

INVOICE:

-Payments to Xcellent Xteriors (powered by Brook Pressure Washing & Peter's Pressure Washing) are due, as the work is completed, by either cash, credit card, or check. Any variance to this policy must be agreed upon and noted in the agreement form in writing.

OUR XCELLENT GUARANTEES:

-14 DAY RAIN GUARANTEE (All window cleaning)

Our Xcellent Window Cleaning service comes with a 14-Day guarantee. If it rains within 14 days of your window cleaning service and your windows spot, we'll come back and make it right!

-7 DAY GAURANTEEE (Pressure Washing & Paver Sealing services)

Our Xcellent Pressure Washing & Paver Sealing services comes with our 7-day satisfaction guarantee. We want you to be happy with your service at the time of completion, but if you're not, call us within 7-days of your service and we'll come back and make it right, no questions asked!

