



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

June 23, 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, June 23, 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

Meeting Date: Monday, June 23, 2025
Time: 6:30 p.m.
Location: Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

Dial-in Number 1-904-348-0776
Conference ID: 684 257 747#

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

- ## II. Pledge of Allegiance

Comments Policy:

IV. Seat 4 Supervisor Appointment

- | | | |
|----|---|-----------------------------|
| A. | Consideration of Supervisor Candidates | <i>Under Separate Cover</i> |
| B. | Administration of Oaths of Office | <u>Exhibit 1</u> |
| C. | Adoption of Resolution 2025-07, Designating Officers | <u>Exhibit 2</u> |
| 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. Vendor Reports

- | | | |
|----|--|--|
| A. | Aquatic Maintenance – <i>Matt Remson, Remson Aquatics</i> | <u>Exhibit 3</u> |
| 1. | Consideration of Remson Aquatics Proposals | |
| a. | #2178 Pond 13 Dredging - \$3,495.00 | <u>Walk-on Exhibit A</u> |
| b. | #2179 Pond 33 dredging at 2 inflow structures - \$2,995.00 | <u>Walk-on Exhibit B</u> |
| B. | Landscape Maintenance – <i>David Manfrin, LMP</i> | <u>Exhibit 4</u> |
| 1. | Presentation of Information on Cambry Exit Palm Tree Failure | <u>Exhibit 5</u> |
| 2. | Discussion on Protective Covers for Sprinkler Heads | |



3. Consideration of LMP Proposals

- | | | |
|------|---|-----------------------------------|
| a. | #342284 to Flush Cut/Remove Cambry Exit Palm Tree - \$465.00 | <u>Exhibit 6</u> |
| b. | #346338 Clubhouse Landscape Refurbishment - \$10,471.79 | <u>Exhibit 7</u> |
| c. | #346319 Removal of 10 Dead Pines - \$7,250.00 | <u>Exhibit 8</u> |
| d. | #346309 Stump Grinding 3 Oaks - \$1,305.00 | <u>Exhibit 9</u> |
| e. | Hurricane Response Agreement | <u>Exhibit 10</u> |
| f. | Irrigation Repairs (Total \$4,010.66) | |
| i. | #346377 Re-route Lateral Lines at Pickleball Court - \$557.47 | <u>Exhibit 11</u> |
| ii. | #343470 Controller A - \$411.54 | <u>Exhibit 12</u> |
| iii. | #343471 Controller B - \$477.81 | <u>Exhibit 13</u> |
| iv. | #343472 Controller C - \$727.01 | <u>Exhibit 14</u> |
| v. | #343386 Balm Riverview Controller - \$591.73 | <u>Exhibit 15</u> |
| vi. | #343377 Belcroft Controller - \$1,245.10 | <u>Exhibit 16</u> |

VI. Staff Reports

- A. District Counsel – *Michael Broadus, Straley, Robin, Vericker*
- B. District Engineer – *Tonja Stewart, Stantec*
- C. District Manager – *Heath Beckett, Vesta District Services*

VII. Business Matters

- | | | |
|----|---|-----------------------------------|
| A. | Consideration of Telecom Community Advisors Agreement | <u>Exhibit 17</u> |
| B. | Review of Tickler File | <u>Exhibit 18</u> |

VIII. Consent Agenda

- | | | |
|----|---|-----------------------------------|
| A. | Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 19, 2025 | <u>Exhibit 19</u> |
| B. | Consideration and Acceptance of the May 2025 Unaudited Financial Report | <u>Exhibit 20</u> |

IX. Facilities Report

- | | | |
|----|---|--|
| A. | Facilities Director – <i>Anna Ramirez, Vesta</i> | <u>Exhibit 21</u> |
| 1. | Consideration of Hanley Pools Proposal to Replace Splash Pad Sand Filter Housing - \$1,850.00 | <u>Walk-on Exhibit C</u> |

X. Security Matters

- | | |
|----|--|
| A. | Closed Session (<i>No Action Will Be Taken During the Closed Session</i>) |
|----|--|





1. Discussion on Security Matters Related to Access Control System for District Facilities

Under Separate Cover

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

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 July 28, 2025

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

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

*Note: Meeting Will Include Budget
Public Hearing and Adoption*

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
<u>Heath Beckett</u>	Secretary
<u>Johanna Lee</u>	Treasurer
<u>Scott Smith</u>	Assistant Treasurer
<u>Patricia Kehr</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Kyle Darin</u>	Assistant Secretary
<u>Shirley Conley</u>	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





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.

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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 June 5th and 6th, 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, 13, 17, 19, 29, 30, 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 60 pounds of litter and debris from the inspected areas and patio furniture.

WALK-ON EXHIBIT A



Remson Aquatics
11207 Remson Lane
Riverview, FL 33579



Remson Aquatics
Lake Management

Bill to

Ship to

Panther Trace II CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Estimate no.: 2178
Estimate date: 06/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Lake Dredging	Pond 13 off Panther Trace Blvd. needs an inlet structure that requires sediment removal. De-watering sediment into geo-tubes. Hauling off site.	1	\$3,495.00	\$3,495.00
					Total	\$3,495.00

Accepted date

Accepted by

WALK-ON EXHIBIT B



ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

kar@remsonaquatics.com
+1 (813) 671-2851
www.remsonaquatics.com



DPFG, Inc.:Panther Trace II CDD

Bill to
Panther Trace II CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Ship to
Panther Trace II CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Estimate details
Estimate no.: 2179
Estimate date: 06/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Lake Dredging	Pond 33 has 2 inflow structures needed to be cleared of heavy sediment De-watering sediment into geo-tubes. Hauling off site	1	\$2,995.00	\$2,995.00
Total						\$2,995.00

Accepted date Accepted by



EXHIBIT 4





P.O. BOX 167 SEFFNER, FL 33583 - (877) 567-7761 - FAX (615) 757-6501 - SALES@IMPMPRO.COM

Maintenance Quality Inspection (MQI) NEW 8-2022

18404955323

Reference Number:

20250531-18404955323

Submitter Name:

Garth Rinard | garth.rinard@imppro.com

Location:

Form Name:

Maintenance Quality Inspection (MQI) NEW 8-2022

Date Sent on Device:

May 31, 2025 8:53:25 AM EDT

GENERAL INFORMATION

Section 1

PROPERTY NAME

Panther Trace II CDD

LOCATION

DOVER

Supervisor Email

david.manfrin@imppro.com

Branch Manager

garth.rinard@imppro.com

Supervisor First Name

David

Supervisor Last Name

Manfrin

DATE OF INSPECTION

May 27, 2025

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS

9

1 DETAILS NOTES

Constant deadwood of groundcovers and maintain plant separations.

Moss removal in Ornamentals and small trees along Panther Trace Blvd

**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW**

9

**2.1 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW NOTES**

Soft edges --> Panther Trace Blvd (PTB) berm and tree rings

3 SHRUB PRUNING

9

3 SHRUB PRUNING NOTES

Light trimming along Panther Trace Blvd

4 TREES/PALMS UP TO 15' TRIMMING

2

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

Oak elevations

Crape Myrtle shaping and cleaning. Prune to '10 and 2'

5 OVERALL CLEANLINESS	5
5 OVERALL CLEANLINESS NOTES	Clean at the time of inspection
6 TURF INSECT/DISEASE CONTROL	5
7 TURF WEED CONTROL – TURF AREAS	5
8 PLANT INSECT/DISEASE CONTROL	5
9 WEED CONTROL – BED AREAS	18
9 WEED CONTROL – BED AREAS NOTES	Good. Clean throughout
10 TURF FERTILITY	8
10 TURF FERTILITY NOTES	Color nd vigor rebounding with recent rainfall.
	Stressed areas showing active recovery
11 PLANT FERTILITY	10
12 CARRYOVERS	5
Deductions	10
OVERALL MONTHLY MAINTENANCE SCORE	90%

Additional Services

PALM PRUNING	10
PALM PRUNING NOTES	OK
MULCHING	10
MULCHING NOTES	Touch-up needed
WATER/IRRIGATION MANAGEMENT	10
WATER/IRRIGATION MANAGEMENT NOTES	No obvious sign of problems at time of inspection
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES	Good. Will need to pinch and dead-head soon

EXHIBIT 5



Ganoderma Butt Rot of Palms¹

Monica L. Elliott and Timothy K. Broschat²

Summary

- Ganoderma butt rot is caused by the fungus *Ganoderma zonatum*. This fungus degrades or rots the lower 4-5 feet of the trunk.
- All palms are considered hosts of this fungus. This fungus is not a primary pathogen of any other plant species.
- Symptoms may include wilting (mild to severe) or a general decline. The disease is confirmed by observing the basidiocarp (conk) on the trunk. This is a hard, shelf-like structure that will be attached to the lower 4-5 feet of the palm trunk. However, not all diseased palms produce conks prior to death.
- A palm cannot be diagnosed with Ganoderma butt rot until the basidiocarp (conk) forms on the trunk, or the internal rotting of the trunk is observed after the palm is cut down.
- The fungus is spread by spores, which are produced and released from the basidiocarp (conk).
- Conditions that are conducive for disease development are unknown.
- There are currently no cultural or chemical controls for preventing the disease or for curing the disease once the palm is infected.
- A palm should be removed as soon as possible after the conks appear on the trunk. Remove as much of the stump and root system as possible when the palm is removed.
- Because the fungus survives in the soil, planting another palm back in that same location is not recommended.

Introduction

Ganoderma butt rot is a lethal disease of palms, both in the landscape and natural settings. While the disease is more prevalent in the southern half of the state, where palms are in greatest abundance, it is certainly not restricted to that area. The fungus that causes the disease is distributed throughout Florida, from Key West to Jacksonville to Pensacola. It is also known to occur in Georgia and South Carolina.

1. This document is Fact Sheet PP-54, one of a series of the Plant Pathology Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Publication Date: November 2000. Revised: January 2006. Visit the EDIS Web Site at <http://edis.ifas.ufl.edu>.

2. Monica L. Elliott, professor, Plant Pathology Department, and Timothy K. Broschat, professor, Environmental Horticulture Department, Fort Lauderdale Research and Education Center--Fort Lauderdale, FL; Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, FL.

Pathogen and Hosts

The fungal genus *Ganoderma* is a group of wood-decaying fungi that are found throughout the world on all types of wood — gymnosperms, woody dicots, and palms. There are many different species of this fungus in Florida, but only one is a pathogen of palms. That fungus is *Ganoderma zonatum*. Another fungal name that was associated with this disease in the first half of the 20th century was *Ganoderma sulcatum*. Recently, these two species have been grouped together as one, *G. zonatum*.

While there are a few reports of *G. zonatum* on non-palm hosts, these reports are very limited. Therefore, palms are considered the primary hosts of this fungus. In general, if you observe a basidiocarp (conk) on a palm trunk, especially if it is still living, it is probably safe to assume it is *G. zonatum* and not some other *Ganoderma* species. Likewise, the *Ganoderma* species often observed on hard-wood trees, such as oak, are rarely observed on living palms. These other *Ganoderma* species may occur on dead palm trunks and stumps, but they are present simply as saprobes (fungi that live off dead plant material).

All palms are assumed to be susceptible to this disease. While not all palms growing in Florida have been documented with *Ganoderma* butt rot, at least 65 species of palms have. Those not documented with this disease are not commonly grown and have thus far escaped. The only possible exceptions would be palm species that do not form woody trunks — e.g., *Sabal minor* and some *Chamaedorea* spp. Since *G. zonatum* kills by degrading wood, these palm species may not have any suitable tissue to serve as a substrate for the fungus.

Symptoms, Signs and Diagnosis

Ganoderma zonatum is a white rot fungus that produces numerous enzymes that allow it to degrade (rot) woody tissue, primarily lignin and cellulose. As the fungus destroys the palm wood internally, the xylem (water-conducting tissue) will eventually be affected. Therefore, the primary symptom that may be observed is a wilting, mild to severe, of all leaves but the spear leaf (Figures 1 and 2). Other symptoms can best be described as a general decline – slower

growth and off-color foliage. However, these symptoms alone should not be used for diagnosis of *Ganoderma* butt rot, since other disorders or diseases may also cause these symptoms.



Figure 1. *Sabal palmetto* (sabal palm) with wilted and dessicated leaves due to *Ganoderma zonatum* infection. Credits: M. L. Elliott

The basidiocarp or conk is the most easily identifiable structure associated with the fungus. The conk originates from fungal growth *inside* the palm trunk. Figure 3 illustrates different stages in the development of the conk. When the conk first starts to form on the side of a palm trunk or palm stump, it is a solid white mass that is relatively soft when touched. It will have an irregular to circular shape and is relatively flat on the trunk or stump.

As the conk matures, a small shelf or bracket will start to form as the basidiocarp begins to extend or protrude from the trunk. It will still be white, both on the top and bottom surfaces. Eventually, it will form a very distinct shelf-like structure that is quite hard with a glazed reddish-brown top surface and a white undersurface (Figure 4). A mature conk will have distinct zones, hence the name *G. zonatum*. The conk will have a half-moon shape with the relatively “straight” side directly attached to the trunk.



Figure 2. *Syagrus romanzoffiana* (queen palm) dying from *Ganoderma zonatum*. Only the spear and one other leaf remain green. Credits: M. L. Elliott



Figure 3. Three phases of basidiocarp (conk) development of *Ganoderma zonatum*. The white "button" near the top of the picture is the beginning stage of the conk. The lower-right structure is a mature conk. The lower-left structure is also a mature conk, but it is an old one; the underside of this conk is no longer white. Credits: M. L. Elliott

If a conk is present on the trunk at the same time the wilt or decline symptoms appear, then it is safe to diagnose *Ganoderma* butt rot. However, it is not uncommon for conks not to appear prior to severe decline and death of a palm. In that situation, the only way to determine if *Ganoderma* butt rot is the cause is to cut cross-sections through the lower 4 feet of the trunk after the palm is cut down (Figures 5 and 6). Conks may form on the palm stump after the diseased palm is removed.



Figure 4. Basidiocarp (conk) of *Ganoderma zonatum*. Note glazed reddish-brown top surface and white undersurface. The "straight" side of the conk is directly attached to the trunk. There is no "stem" or "stalk" that attaches the conk to the trunk. Credits: M. L. Elliott



Figure 5. Cross-sections of lower trunk of *Syagrus romanzoffiana* infested with *Ganoderma zonatum*. Top-left section is bottom section (section 1) and remaining sections progress up the trunk. Note darkening of wood due to fungal degradation (rot). Credits: M.L. Elliott



Figure 6. Comparison of pygmy date palm sections that are either healthy (right) or diseased (left) with *Ganoderma zonatum*. Credits: M.L. Elliott

Conks of *G. zonatum* can be up to 8 inches at their widest point and 2 inches thick. However, conks will take on the shape and size of the area in which they are growing (Figure 7). Microscopic

basidiospores are produced in the “pores” present on the underside of the conk. When basidiospores are dropped en masse on a white surface, they will appear brownish-red in color (Figure 8). Objects immediately around a conk that has dropped its spores may appear to be covered with a rusty colored dust. One conk can produce 3 cups of spores.



Figure 7. Cut palm stump with numerous basidiocarps (conks) of *Ganoderma zonatum* forming on it. The conks in the palm stump's center are crowding each other and thus are forming into shapes different from those on the outer edges of the stump. Credits: M. L. Elliott



Figure 8. Spore release from mature conks (same stump as Figure 7) has resulted in reddish-brown appearance of conks and surrounding area. Credits: M. L. Elliott

Disease and Fungus Life Cycle

The fungus is spread primarily by the spores produced in the basidiocarp (conk). The spores become incorporated into the soil, germinate and the hyphae (fungal threads) then grow over the palm roots. The fungus does not rot the palm roots, it

simply uses the roots as a means of moving to the woody trunk tissue (Figure 9). Once a palm is infected with *G. zonatum*, the fungus will move with that palm to the location in which it is transplanted. It is also possible that soil associated with transplanted palms is infested with the fungus.



Figure 9. Longitudinal section through *Phoenix roebelenii* trunk and root system. The trunk is darkened due to infection with *Ganoderma zonatum*. The fungus is not rotting the roots but was isolated from the roots. Credits: M. L. Elliott

We do not know exactly how many months or years pass between initial infection of a palm and development of the conk. There is *no* method that can determine if a palm is infected with *G. zonatum*. Until the conk forms, there can be no confirmation of this disease. Therefore, it is not possible to guarantee that a palm is free of *Ganoderma* when first planted in the landscape.

Figures 5 and 10 are examples of the wood rotting and disease progression pattern observed. The fungus colonizes and degrades the palm trunk tissue closest to the soil line first, expands in diameter at the base and moves up the center or near-center of the trunk. Therefore, the disease progression pattern within the trunk is best described as cone-shaped, widest at the soil line and narrowing to a pinpoint.

The location of the conk is where the fungus is *emerging* from the trunk. This means the degradation is occurring internally as the fungus moves from the lower center of the palm to the outside. Therefore, wounds are *not* a likely factor in disease initiation. Other external environmental factors associated with the trunk are probably not associated with disease development either, such as too much mulch around



Figure 10. Sections 5 and 6 of Figure 5 (bottom row, middle sections) after incubation in a moist chamber for 4 days. White growth is hyphae of *Ganoderma zonatum* and corresponded with the discolored area of the cross-sections. Credits: M. L. Elliott

the trunk, irrigation heads striking the trunk, flowers or shrubs too close to the trunk, or painting the trunk.

Disease Management

No environmental conditions or landscape management practices have been observed that favor the development of *Ganoderma* butt rot. The disease occurs in natural settings (palms never transplanted) and in highly-maintained, transplanted landscapes. It occurs on palms that have been maintained very well nutritionally (no nutrient deficiencies) and on palms that were severely stressed by deficiencies. The disease occurs in well-drained settings and in swamps. The fungus has killed trees that had no apparent mechanical injuries and those that had been severely damaged by, for example, weed trimmers. Soil type appears to have no relationship with disease either, as diseased palms have been observed on deep sands (both silica and calcareous), muck (peat), and limestone rock. There has been no discernible pattern to provide clues as to why some palms become infected and die from *G. zonatum*, and others do not.

In general, the fungus will be located in the lower 4-5 feet of trunk. This has three implications. First, this means the fungus is not spread with pruning tools since the fungus is not associated with leaves. Second, this means that only the lower trunk portion should *not* be chipped and used for mulch. If possible, the diseased section should be placed in a landfill or incinerated. The remaining, fungus-free portion of the palm trunk could be chipped and used for mulch in the landscape.

Third, only the lower 4-5 feet of trunk will need to be protected from the fungus. However, typical xylem-limited, systemic fungicides will not be effective unless they are capable of spreading beyond the vascular tissue and protecting *all* the wood in the lower portion of the trunk. We know of no fungicide with these capabilities. Also, no fungicide will be effective once the conks have formed, since a large percentage of the trunk cross-sectional area has already been destroyed. Since we have no means of predicting or determining which palms are infected with *G. zonatum*, this effectively eliminates the use of fungicides as a control method, either preventively or curatively, for the present time. Therefore, there are no fungicide recommendations for this disease.

Since basidiospores from the basidiocarps (conks) are probably the primary method of spreading the fungus, palms should be monitored closely, especially after a palm has died or been removed *for any reason*. The fungus will readily colonize and degrade palm stumps (See Figures 7 and 8). Once the fungus becomes established in this dead wood, it will normally produce conks with millions of basidiospores that are easily moved by wind and water.

Therefore, monitor palms and palm stumps for the conks. Remove the conk and place in a trash receptacle that will be incinerated or delivered to a landfill. Do not place in trash that will be recycled in the landscape. The earlier the conk is removed (i.e., before it becomes a distinct shelf-like structure), the less likely that spores will be released into the environment. If you have never observed *Ganoderma* butt rot on the property, monitoring the palms once every six months will be adequate. Once you have observed the conks on palms or have a palm cut or fall down for any reason, monitor your palms at least once a month. Also, monitor the entire neighborhood, not just your yard. These spores blow with the wind, so it should be a community effort to reduce the spread of the spores of this lethal fungus.

Once a conk is observed on a palm, the palm should be removed – primarily for safety reasons. This is especially important during the hurricane season. As indicated before, if conks are being produced on a live palm, it means that a significant

portion of the trunk is already rotted. These palms are likely to be the first blown down in heavy winds. As much as you may want to keep the palm, it is probably best not to do so. When you remove the palm, remove as much of the stump and root system as possible. Any palm material left behind will be a host for the fungus.

The fungus survives in the soil. It has been observed that replacement palms planted into the same site where a palm died from *Ganoderma* butt rot also became diseased and died. Therefore, replanting with another palm is risky. No other plant species (pines, oaks, woody shrubs, etc.) are affected by *G. zonatum* – only palms. In other words, replacing the *Ganoderma*-diseased palm with any other plant except a palm would be a wise choice.

We do not know how long you should wait before it is safe to plant another palm in a *Ganoderma*-infested site. We can say that the time is measured in multiple years, not months, since the fungus is probably capable of living in the soil almost indefinitely.

If you insist on replanting with a palm, follow these guidelines. Remove the stump and all roots from the site. Then, fumigate the soil. You can have this done by a licensed professional using a legally registered fumigant for the landscape. An example would be the product dazomet (trade name = Basamid). If the palm was located in a site surrounded by concrete (ex: a street median), also remove all of the old soil. Bring in new soil and then fumigate. However, this does not guarantee the new palms will remain free of *Ganoderma zonatum*, as the fungus may already be associated with the new palm and fungal spores can be easily blown into the newly fumigated site.

Gilbertson, R.L., and L. Ryvarden. 1986. North American Polypores. FungiFlora A/S. Oslo, Norway.

Miller, R.N.G., M. Holderness, P.D. Bridge, G.F. Chung, and M.H. Zakaria. 1999. Genetic diversity of *Ganoderma* in oil palm plantings. Plant Pathology 45:595-603.

Selected References

Elliott, M. L. and T. K. Broschat. 2001. Observations and pathogenicity experiments on *Ganoderma zonatum* in Florida. Palms 45:62-72.

Flood, J., P.D. Bridge, and M. Holderness, eds. 2000. *Ganoderma* Diseases of Perennial Crops. CABI Publishing, Wallingford, U.K.



EXHIBIT 6





Proposal

Proposal No.: 342284
Proposed Date: 05/19/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Dead Palm-Cambray

Removal of dead palm at Cambray entrance on exit side, this proposal is for "Flush Cut" only

ITEM	QTY	UOM	TOTAL
Dead Palm Canbray			
Site Prep			\$465.00
Tree Removal- Flush Cut	1.00	HR	
Total:			\$465.00



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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



EXHIBIT 7





Proposal

Proposal No.: 346338
Proposed Date: 06/12/25

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

Removal & Replacement of landscaping in 3 areas, till in fresh new soil, install new mulch

Left & Right side of Clubhouse door in front of column (Croton)

Long bed along building (Right Side) leading up to clubhouse entrance (Society Garlic)

Bed areas along sidewalk of parking to clubhouse (Crapes in place of failing palms w/ Liriope bordering
Crapes, Arboricola to replace Indian Hawthorn as a border)

Right side bed along sidewalk parking is currently a rotor, relocate rotor to sod, install drip in order to irrigate
as needed & replace drip in other areas



ITEM	QTY	UOM	TOTAL
Clubhouse Areas in Pictures			
Site Prep			\$2,430.00



Bed Prep - Plant & Debris Removal	32.00	HR	
Debris by the truck	1.00	1	
Landscape Material			\$4,996.11
Crape Myrtle, Natchez, Multi, 07-8' x 3-4', 3.5" cal, MUL - 25G	2.00	30g	
Mammey Croton, 07 gallon - 07G	2.00	07g	
Trinette Arboricola, 03 gallon - 03G	65.00	03g	
Society Garlic, 01 gallon - 01G	64.00	01g	
Big Blue Liriope, 01 gallon - 01G	45.00	01g	
Purple Lantana, 01 gallon - 01G	15.00	01g	
White Lantana, 01 gallon - 01g	15.00	01g	
Mulch & Soil			\$1,745.68
Pine Bark, 03CF bag - 03CF	54.00	03CF	
Command Soil	4.00	Yard	
Irrigation Renovation			\$1,300.00
Irrigation Technician Labor	6.00	HR	
Misc Irrigation Parts	1.00	EA	
Total:			\$10,471.79



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:

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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 8





Proposal

Proposal No.: 346319

Proposed Date: 06/11/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Dead Pine Tree Removal

Pines have been impacted by Southern Pine Beetle(Pine Boring Beetle) and should be removed.

Infestations are characterized by several noticeable signs, including pitch tubes (popcorn-shaped resin clumps), reddish-brown needles, and S-shaped galleries under the bark.

Boring dust (sawdust) and numerous small holes resembling BB's in the bark are also indicative of an infestation.

Locations as follows: Right side of Evington (3)

Boulevard in front of Pond 18 (4)

Median between Ponds 17 & 18 (3)



ITEM	QTY	UOM	TOTAL
Dead Pine Removals			
Arbor Services			\$7,250.00



Arbor: Pine Removal	10.00	EA
		Total: \$7,250.00

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.

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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 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:

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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





Dear Property Owners & Representatives,

At LMP, A Juniper Company, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$72.50/hour (All non-arborist functions)**
- **\$350.00/truck for debris hauling***
- **\$110.00/hour for all LMP owned equipment**Includes operator.**
- **\$75.00/tree staking kit (Standard)**
- **\$100.00/tree staking kit (Large)*****
- **\$2,900.00/day for arbor crew (5-person crew)**

Debris hauling based on a LMP service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expenses. **This rate is for standard loader, skid steer, chipper or bucket truck. If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint LMP first responders (TAMPA EAST BRANCH)
 1. Garth Rinard – 813-478-9678
 2. Bill Driskell – 813-294-1466
 3. Bobby Law – 813-426-5132
 4. Lou Sheehan – 813-772-2342
 5. Scott Carlson – 813-784-7990

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting





Authorization & Agreement

By signing below, you acknowledge and agree to the pricing and procedures outlined above for storm response. You authorize Juniper to proceed with storm-related efforts when conditions are deemed safe, without requiring further approval.

You also agree that a LMP and / or Juniper representative, along with any affiliated storm response personnel, will have full access to the community to perform necessary operations.

Please note that storm-related billing will be issued on a weekly basis, as outlined below, not exceeding NTE amount, rather than upon the full completion of storm cleanup. Weekly invoices will be due NET 30 upon receipt.

Executing this plan in advance ensures your property receives dedicated resources immediately after the storm, once it is safe to do so. Failure to execute the plan may impact response times.

Property Name:			
Not to Exceed Amount:	\$		
Minimum Equipment Allocation:			
Minimum Labor Allocation:			
Management Company Name:			
Billing Address:			
Phone Number:			
Authorized Representative Name:		Date:	
Authorized Signature:			
LMP Representative Name:		Date:	
LMP Signature:			

Weekly Log:

<u>Date</u>	<u>Hrs</u> <u>\$72.</u> <u>50</u>	<u>Debris</u> <u>\$350</u>	<u>Equipment</u> <u>\$110</u>	<u>Sm Tree</u> <u>Stake</u> <u>\$75</u>	<u>Lq Tree</u> <u>Stake</u> <u>\$100</u>	<u>Arbor</u> <u>Crew Rate</u> <u>\$2,900</u>	<u>Completed</u> <u>Value</u>	<u>Owner</u> <u>Initials</u>	<u>Juniper</u> <u>Initials</u>



EXHIBIT 11





Proposal

Proposal No.: 346377

Proposed Date: 06/10/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Reroute Irrigation for pickleball court

LMP proposes to reroute the lateral lines for the new pickleball court and install 3 rotor heads. LMP will provide all the materials and labor to complete the work. LMP will provide removal of debris from this work at the end of the project.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$557.47
Irrigation Tech Labor	2.00	HR	\$50.00	\$100.00	
Irrigation Tech Labor	4.00	HR	\$35.00	\$140.00	
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	100.00	FT	\$2.02	\$202.00	
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	4.00	EA	\$1.27	\$5.08	
Sch 40 PVC Reducing Tee 3/4 in. x 1/2 in. Socket	2.00	EA	\$1.86	\$3.72	
Sch 40 PVC Coupling 3/4 in. Socket	1.00	EA	\$1.04	\$1.04	
Sch 40 PVC Reducer Bushing Flush Style 3/4 in. x 1/2 in. Spigot x Socket	1.00	EA	\$1.17	\$1.17	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	3.00	EA	\$0.82	\$2.46	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	3.00	EA	\$1.40	\$4.20	



Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	3.00	EA	\$28.18	\$84.54
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	6.00	EA	\$2.21	\$13.26
Total:				\$557.47

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: LMP agrees 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:

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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 12





Proposal

Proposal No.: 343470
Proposed Date: 05/24/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller A inspection repairs needed

May inspection repairs needed:

Zone 3 - raise 8 spray heads, replace 1 clogged or damaged spray nozzle, replace 6 inch spray head with spray nozzle and elbow

Zone 4 - replace 6 inch spray head and add flex pipe, raise 1 spray head

Zone 5 - replace 1 broken rotor

Zone 6 - replace 2 leaking rotors and add flex pipe

Zone 11 - replace 1 clogged or damaged spray nozzle, replace 1 spray head with spray nozzle

Zone 12 - raise 2 spread heads, replace 2 clogged or damaged spray nozzles

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs needed					
Lateral Components					\$411.54
Irrigation Tech Labor	5.00	HR	\$50.00	\$250.00	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	3.00	EA	\$28.18	\$84.54	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00	EA	\$16.28	\$48.84	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	2.00	EA	\$1.40	\$2.80	



Rusco Poly Nipple 1/2 in. x Close MIPT	2.00	EA	\$0.76	\$1.52
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	4.00	EA	\$2.21	\$8.84
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	6.00	EA	\$2.25	\$13.50
Sch 40 PVC Coupling 1/2 in. Socket	2.00	EA	\$0.75	\$1.50
Total:				\$411.54

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: LMP agrees 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:

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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 13





Proposal

Proposal No.: 343471

Proposed Date: 05/24/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller B inspection repairs needed

May inspection repairs needed:

Zone 2 - replace 1 rotor, adjust multiple rotors

Zone 4 - Alarm - locate valve and replace Rainbird 24V solenoid

Zone 5 - cap 1 spray head and replace 2 clogged or damaged spray nozzles

Zone 6 - replace 1 clogged or damaged spray nozzle

Zone 7 - removed riser in juniper and install 12 inch rotor

Zone 8 - straighten 1 head, raise 3 heads and replace 1 clogged or damaged spray nozzle

Zone 9 - raise 10 spray heads

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs					
Lateral Components					\$477.84
Irrigation Tech Labor	5.00	HR	\$50.00	\$250.00	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00	EA	\$28.18	\$28.18	
Hunter PGP Ultra Adjustable Rotor 12 in. Riser with Check Valve	1.00	EA	\$57.17	\$57.17	
Sch 40 PVC Cap 1/2 in. Socket	1.00	EA	\$1.04	\$1.04	



Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	1.00	EA	\$1.12	\$1.12
Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	1.00	EA	\$1.60	\$1.60
236239 Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00	EA	\$99.89	\$99.89
PT-WC5-TN Pro-Trade Tan Wire Connector #22 - #6 AWG	2.00	EA	\$3.52	\$7.04
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	6.00	EA	\$2.25	\$13.50
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	1.00	FT	\$2.02	\$2.02
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00	EA	\$16.28	\$16.28
Total:				\$477.84

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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 14





Proposal

Proposal No.: 343472

Proposed Date: 05/24/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller C inspection repairs needed.

May inspection repairs needed:

Zone 1 - replace 6 inch and 12 inch spray heads with spray nozzles, raise 1 spray head, replace 1 clogged or damaged spray nozzle

Zone 3 - replace and relocate 1 rotor

Zone 4 - raise 3 spray heads

Zone 5 - raise 2 spray heads

Zone 6 - replace 1 rotor

Zone 7 - replace 1 clogged or damaged spray nozzle

Zone 8 - replace 1 rotor

Zone 10 - added 2 spray heads with spray nozzles

Zone 14 - move 4 rotors out from under hedges

Zone 16 - add 1 rotor

Zone 21 - replace 1 rotor

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs needed					



Lateral Components**\$727.01**

Irrigation Tech Labor	8.00	HR	\$50.00	\$400.00
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	5.00	EA	\$28.18	\$140.90
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	5.00	EA	\$16.28	\$81.40
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00	EA	\$28.18	\$28.18
Sch 40 PVC Coupling 1/2 in. Socket	8.00	EA	\$0.75	\$6.00
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	8.00	EA	\$1.40	\$11.20
Rusco Poly Nipple 1/2 in. x Close MIPT	8.00	EA	\$0.76	\$6.08
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	8.00	EA	\$0.82	\$6.56
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	7.00	EA	\$2.25	\$15.75
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	14.00	EA	\$2.21	\$30.94

Total: \$727.01

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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 15





Proposal

Proposal No.: 343386

Proposed Date: 05/23/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Proposed Wet Check Repairs Balm Riverview controller 5-22-25

Proposed wet check repairs for the Balm Riverview controller from the wet check performed on 5-22-25.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Install					
Lateral Components					\$591.73
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00	EA	\$28.18	\$56.36	
Hunter PGP Ultra Adjustable Rotor 12 in. Riser with Check Valve	1.00	EA	\$57.17	\$57.17	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	5.00	EA	\$16.28	\$81.40	
Sch 40 PVC Coupling 1/2 in. Socket	5.00	EA	\$0.75	\$3.75	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	5.00	EA	\$1.40	\$7.00	
Rusco Poly Nipple 1/2 in. x Close MIPT	5.00	EA	\$0.76	\$3.80	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	12.00	EA	\$2.25	\$27.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	25.00	EA	\$2.21	\$55.25	
Irrigation Technician Labor	6.00	HR	\$50.00	\$300.00	
Total:					\$591.73



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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage 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 16





Proposal

Proposal No.: 343377
Proposed Date: 05/23/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Proposed Wet Check Repairs from 5-22-25 - Belcroft controller

Belcroft controller.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Install					
Lateral Components					\$1,245.10
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	12.00	EA	\$28.18	\$338.16	
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00	EA	\$28.18	\$28.18	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	4.00	EA	\$16.28	\$65.12	
Hunter PGP Ultra Adjustable Rotor 12 in. Riser with Check Valve	1.00	EA	\$57.17	\$57.17	
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree	1.00	EA	\$15.24	\$15.24	
Sch 40 PVC Female Adapter 3/4 in. Socket x FIPT	1.00	EA	\$1.60	\$1.60	
Sch 40 PVC Male Adapter 3/4 in. MIPT x Socket	1.00	EA	\$1.12	\$1.12	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	2.00	EA	\$1.40	\$2.80	



Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	2.00	EA	\$0.82	\$1.64
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	17.00	EA	\$2.25	\$38.25
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00	FT	\$2.02	\$4.04
Rain Bird Rain/Freeze Sensor Wireless w/Controller Interface	1.00	EA	\$241.78	\$241.78
Irrigation Technician Labor	9.00	HR	\$50.00	\$450.00
Control Components				\$0.00
Total:				\$1,245.10

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



EXHIBIT 17



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 _____



EXHIBIT 18



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 19



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FIRST ORDER OF BUSINESS: Roll Call

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

Present and constituting a quorum were:

R. Clinton Miner (S1)	Board Supervisor, Vice Chairman
David Steppy (S2)	Board Supervisor, Assistant Secretary
Jeff Spiess (S3)	Board Supervisor, Chairman
Steven Russell (S5)	Board Supervisor, Assistant Secretary

Heath Beckett	District Manager, Vesta District Services
Michael Broadus	District Counsel, Straley Robin Vericker (<i>Virtually</i>)
Anna Ramirez	Facilities Director, Vesta Amenity Services
Matt Remson	Remson Aquatics
David Manfrin	Landscape Maintenance Professionals

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

FOURTH ORDER OF BUSINESS: Seat 4 Supervisor Appointment

Supervisors requested the previous candidates be invited to the next meeting and for the Seat to be readvertised to the community to garner interest from new candidates.

C. Exhibit 2: Adoption of **Resolution 2025-06, Designating Officers**

On a MOTION by Mr. Steppy, SECONDED by Mr. Russell, WITH ALL IN FAVOR, the Board adopted Resolution 2025-06, Designating Officers – reappointing Mr. Spiess as Chair and Mr. Miner as Vice Chair, for Panther Trace II Community Development District.

References:

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

FIFTH ORDER OF BUSINESS: Vendor Reports

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

Mr. Remson presented the Aquatics Maintenance Report. He noted significant algae blooms and water loss. He will provide a proposal for restocking Triploid Carp and for dredging ponds around the drainage structures, noting the stormwater pipe at pond 13 was clogged with pine needles.

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

Mr. Manfrin presented the Landscape Maintenance Report. He advised that the irrigation repairs had produced a positive response in the affected areas.

Proposal #342284 to remove/flush cut a palm tree in the amount of \$465.00 was presented. Mr. Manfrin was asked to determine the cause of the tree damage and re-present the proposal at the next meeting.

Mr. Manfrin was asked to review the area of trees near Worthington for items that may need to be removed.

The Board expressed interest in considering landscape enhancements around the clubhouse and monuments. Mr. Manfrin will present proposals at the next meeting.

SIXTH ORDER OF BUSINESS: Staff Reports

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

Mr. Broadus reminded Supervisors of the 4-hour annual ethics training requirement which should be completed by December 31 each year.

B. District Engineer – *Tonja Stewart, Stantec*

A representative from Stantec was not present. Discussion followed regarding the SWFWMD inspection at Panther Trace I that encompasses some of the Panther Trace II stormwater system. Supervisors requested a copy of any reports encompassing District property.

C. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

Supervisors discussed next steps in response to the Frontier marketing presentation. District Counsel has not received a copy of the agreement from the provider to review.

Mr. Beckett was asked to follow up with Hillsborough County regarding the approved crosswalk lights.



SEVENTH ORDER OF BUSINESS: Business Matters

A. Exhibit 5: Review of Tickler File

Supervisors discussed ways to fund improvement projects without increasing assessments, the success of the pond program, funding and scheduling of pond dredging, County maintenance of the right-of-way, and protective covers for sprinkler heads.

EIGHTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 6: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 28, 2025

B. Exhibit 7: Consideration and Acceptance of the April 2025 Unaudited Financial Report

C. Exhibit 8: Acceptance of Hillsborough County Supervisor of Elections Qualified Elector Count as of April 15, 2025 – 2,473

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

NINTH ORDER OF BUSINESS: Facilities Report

A. Exhibit 9: Facilities Director – *Anna Ramirez, Vesta*

Ms. Ramirez presented the Facilities Report. She discussed a request by a fitness group to hold a class in the clubhouse parking lot.

On a MOTION by Mr. Miner, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board approved the use of District property for a fitness class contingent on proof of insurance, an executed agreement with liability waiver drafted by District Counsel and a revenue share of 15% for the District, for Panther Trace II Community Development District.

Supervisors discussed inviting food trucks into the community.

Ms. Ramirez discussed a digital access system to replace the current system at the next meeting. A proposal will be presented at the next meeting.

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

Mr. Steppy noted an increase of solicitation in the community and asked about installing “No Solicitation” signs in the community. Ms. Ramirez explained this would be an HOA matter as the CDD has no enforcement mechanism for this on Private or County roads.

It was relayed that a resident in Lyndhurst had requested a pet waste station be installed near the entrance. Board consensus was for Ms. Ramirez to proceed with the installation of a pet waste station.

Supervisors discussed the number of sprinkler heads being replaced and whether this is due to aging components or the failure of people to exercise care for District property.

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

A comment was heard on the sidewalks. It was noted that sidewalks are part of the right-of-way maintained by Hillsborough County. Residents who email Ms. Ramirez regarding a sidewalk issue will be provided with the link to submit a report to Hillsborough County Public Works department.

<https://hcfi.gov/residents/property-owners-and-renters/roads-and-sidewalks/report-sidewalk-damage>

TWELFTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on June 23, 2025 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, Florida 33579.

THIRTEENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Steppy, SECONDED by Mr. Russell, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:55 p.m., for Panther Trace II Community Development District.

FOURTEENTH ORDER OF BUSINESS: Action Items Summary

Remson Aquatics

- List of ponds dredged in last 5 years
- Proposal for restocking Triploid Carp
- Proposal for dredging ponds around the drainage structures

LMP

- Determine the cause of the Palm tree damage referenced in proposal #342284
- Review the area of trees near Worthington for items that may need to be removed.
- Proposals for landscape enhancements around the clubhouse and monument
- Provide information on protective covers for sprinkler heads

Stantec

- Provide copy of Panther Trace SWFWMD inspection reports that encompass some of the Panther Trace II stormwater system.

District Manager

- Connect with Frontier for proposed agreement and forward to District Counsel to review
- Follow up with Hillsborough County regarding the approved crosswalk lights.

District Counsel

- Review Frontier agreement when provided
- Draft license agreement for fitness class inclusive of liability waiver and 15% revenue share

Facilities Manager

- Invite Supervisor candidates to next meeting
- Proposal for new digital access system
- Install pet waste station near Lyndhurst entrance.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on June 23, 2025.

☐ Kyle Darin, Secretary

☐ Heath Beckett, Assistant Secretary

☐ Jeff Spiess, Chair

☐ R. Clinton Miner, Vice Chair

EXHIBIT 20



Panther Trace II Community Development District

Financial Statements
(Unaudited)

May 31, 2025



Panther Trace II CDD
Balance Sheet
May 31, 2025

	General Fund	Debt Service 2014	TOTAL
1 ASSETS			
2 Operating Account	\$ 139,891	\$ -	\$ 139,891
3 Cash - Debit Card	-	-	-
4 Money Market Account	1,356,133	-	1,356,133
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	407,253	407,253
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)	4,354	3,097	7,451
14 Due From GF	-	18,688	18,688
15 Prepaid Expenses	1,850	-	1,850
16 Deposits	2,162	-	2,162
17 Undeposited Funds	-	-	-
18 TOTAL ASSETS	\$ 1,504,489	\$ 767,002	\$ 2,271,491
19 LIABILITIES			
20 Accounts Payable	\$ 11,081	\$ -	\$ 11,081
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	4,354	3,097	7,451
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	18,688	-	18,688
26 TOTAL LIABILITIES	34,123	3,097	37,220
27 FUND BALANCE			
28 Nonspendable			
29 Prepaid & Deposits	4,012	-	4,012
30 Capital Reserves	424,140	-	424,140
31 Operating Capital	288,834	-	288,834
32 Unassigned	753,381	763,905	1,517,285
33 TOTAL FUND BALANCE	1,470,367	763,905	2,234,271
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,504,489	\$ 767,002	\$ 2,271,491



Panther Trace II CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of May	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	\$ 5,038	\$ 1,147,681	\$ (4,354)	100%
3 Interest Revenue	300	4,577	43,778	43,478	14593%
4 Rental Income	3,000	-	430	(2,570)	14%
5 Miscellaneous Revenue	-	-	20	20	
6 TOTAL REVENUES	\$ 1,155,334	\$ 9,615	\$ 1,191,909	\$ 36,574	103%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ 1,600	\$ 5,800	\$ (6,200)	48%
10 Payroll Taxes	918	122	444	(474)	48%
11 Payroll Services Fee	650	100	350	(300)	54%
12 Travel Per Diem	350	-	-	(350)	0%
13 Management Consulting Services	51,170	4,260	34,245	(16,926)	67%
14 Office Supplies	750	-	42	(708)	6%
15 Bank Fees	300	-	-	(300)	0%
16 Miscellaneous (Postage and Copies)	50	-	230	180	460%
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	-	541	(1,459)	27%
21 Engineering Services	4,500	444	444	(4,057)	10%
22 Legal Services	20,000	1,481	5,513	(14,488)	28%
23 Sales Tax	600	-	92	(508)	15%
24 Website Hosting	2,033	42	1,947	(86)	96%
25 TOTAL ADMINISTRATIVE	100,646	8,048	53,470	(47,176)	53%
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	2,691	20,473	(14,547)	58%
39 Streetlighting Lease	252,350	19,446	156,014	(96,336)	62%
40 Water	22,660	1,005	8,450	(14,210)	37%
41 Solid Waste Disposal	2,099	199	1,369	(730)	65%
42 Pest Control	900	-	438	(463)	49%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	227	1,834	(2,801)	40%
44 Facility Maintenance (Lighting, Etc)	3,000	-	-	(3,000)	0%
45 Waterway Management Program - Contract	23,484	6,571	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	180,331	(139,669)	56%
48 Landscape Maintenance - Other	35,000	-	38,471	3,471	110%
49 Irrigation Maintenance	22,480	2,318	10,164	(12,315)	45%
50 Irrigation Compliance Reporting	2,700	-	1,800	(900)	67%

	FY 2025 Adopted Budget	FY 2025 Month of May	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	54,122	443,398	(298,429)	60%
55 CLUBHOUSE & AMENITY ADMINISTRATION					
56 Amenity Management	73,370	5,644	47,663	(25,707)	65%
57 Amenity Management - (Cell Phone & Reimb Expenses)	600	161	617	17	103%
58 Amenity Maintenance & Improvements	4,000	912	2,456	(1,544)	61%
59 Amenity Employee FICA Taxes	5,613	432	3,695	(1,918)	66%
60 Amenity Employee Payroll Services Fee	1,350	100	850	(500)	63%
61 Clubhouse Facility Maintenance (Cleaning)	6,420	410	3,280	(3,140)	51%
62 Clubhouse Facility Maintenance - Other	15,000	280	1,155	(13,845)	8%
63 Pool Maintenance - Contract	25,515	2,126	16,860	(8,655)	66%
64 Pool Permits	425	425	425	0	100%
65 Pool Monitoring	36,000	2,250	4,196	(31,804)	12%
66 Pool Maintenance - Other	5,000	750	2,450	(2,550)	49%
67 Clubhouse Miscellaneous Supplies	4,000	465	1,810	(2,190)	45%
68 Special Events	10,000	-	6,481	(3,519)	65%
69 Playground Maintenance	3,000	3,575	10,821	7,821	361%
70 Capital Outlay Allowance	78,383	84,040	84,040	5,657	107%
71 TOTAL CLUBHOUSE & AMENITY ADMINISTRATION	268,676	101,570	186,800	(81,876)	70%
72 TOTAL EXPENDITURES	1,155,334	163,739	726,284	(429,051)	63%
73 REVENUES OVER (UNDER) EXPENDITURES	0	(154,124)	465,625	465,625	
74 OTHER FINANCING SOURCES & USES					
75 Transfers In	-	-	-		
76 Transfers Out	-	-	-		
77 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
76 NET CHANGE IN FUND BALANCE	0	(154,124)	465,625	465,625	
77 Fund Balance - Beginning	833,672		1,004,742	1,004,742	
78 FUND BALANCE - ENDING - PROJECTED	\$ 833,672		\$ 1,470,367	\$ 1,935,992	
79 ANALYSIS OF FUND BALANCE					
80 NONSPENDABLE	3,572		4,012		
81 PREPAID & DEPOSITS	-		-		
82 CAPITAL RESERVES	424,140		424,140		
83 OPERATING CAPITAL	288,834		288,834		
84 UNASSIGNED	117,126		753,381		
85 TOTAL FUND BALANCE	833,672		1,470,367		



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 May 31, 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	\$ 815,509	\$ (3,097)
3 Interest Revenue	-	20,186	20,186
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	10,380	10,380
6 TOTAL REVENUES	818,606	846,074	27,468
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	19,408	17,838
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	19,408	17,838
21 Fund Balance - Beginning		744,497	744,497
22 FUND BALANCE - ENDING - PROJECTED	\$ 1,570	\$ 763,905	\$ 762,335
<i>* financed by prior year revenues</i>			



**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	Abigayle 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	Abigayle 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 capacit...		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	Abigayle 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	Abigayle 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	Abigayle 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	100417	Domain Name Services	Invoice: 042925- (Reference: Domain name renewal.)		265.00	134,033.59
05/13/2025	100418	ADVANCED ENERGY SOLUTIONS	Invoice: 12295 (Reference: Maintenance on kid splash pad.)		649.49	133,384.10
05/13/2025	100419	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 332155 (Reference: Landscape maintenance May25.)		21,664.50	111,719.60
05/13/2025	100420	REMSON AQUATICS	Invoice: 118195 (Reference: Quarterly service Jan- Mar.) Invoice: 118194 (Reference: May Lake...		4,041.00	107,678.60
05/13/2025	100421	STRALEY ROBIN VERICKER	Invoice: 26435 (Reference: Professional legal services rendered.)		1,480.50	106,198.10
05/13/2025	01ACH051325	TECO	12821 Balm Riverview Road Well 3.15.25- 4.14.25		277.11	105,920.99
05/14/2025	2691	FLA Pools Inc	Clean out deck train and check lift pump		375.00	105,545.99
05/14/2025	01ACH051425	HILLSBOROUGH COUNTY HEALTH DEPT.	Panther Trace 2 Pool Permits		425.35	105,120.64
05/14/2025	02ACH051425	TECO	12451 Evington Point Dr Pmp 3.18.25- 4.15.25		22.53	105,098.11

Date	Number	Name	Memo	Deposits	Payments	Balance
05/14/2025	03ACH051425	TECO	Summary Bill 03.18.25- 04.15.25		2,776.08	102,322.03
05/15/2025	2692	Tony's Plumbing Solutions, LLC	Unclogged two outside toilets		280.00	102,042.03
05/15/2025	2693	Welch Tennis Courts	1st payment - New Tennis Court		84,040.00	18,002.03
05/19/2025			Funds Transfer	150,000.00		168,002.03
05/19/2025	100422	Galaxy Pro Pools LLC	Invoice: 3848 (Reference: May25 Pool service 3 visits per week.)		2,126.25	165,875.78
05/23/2025	01ACH052325	TECO	Summary Bill 03.18.25- 04.15.25		19,035.08	146,840.70
05/23/2025	052325PR1	ANNA RAMIREZ	Payroll 5/5/25 - 5/18/25		2,282.76	144,557.94
05/23/2025	052325PR2	Engage PEO	Payroll 5/5/25 - 5/18/25		805.04	143,752.90
05/27/2025	01ACH052725	BANK UNITED VISA CC	office supplies		575.77	143,177.13
05/28/2025	01ACH052825	FRONTIER COMMUNICATIONS	Internet/Phone 05.01.25- 05.31.25		226.92	142,950.21
05/28/2025	2694	Ja'Meyre Wallace	Payroll Monitor 5/12/25 - 5/25/25		465.00	142,485.21
05/28/2025	2695	Jalyn Wallace	Payroll Monitor 5/12/25 - 5/25/25		510.00	141,975.21
05/29/2025	2696	ADVANCED ENERGY SOLUTIONS	Check power for kiddie feature		262.06	141,713.15
05/30/2025	053025BOS1	DAVID STEPPY	BOS MTG 4/28/25		184.70	141,528.45
05/30/2025	053025BOS2	Engage PEO	BOS MTG 4/28/25		172.40	141,356.05
05/30/2025	83	JEFFREY A. SPIESS	BOS MTG 4/28/25		184.70	141,171.35
05/30/2025	053025BOS3	Pamela S. Wood	BOS MTG 4/28/25		184.70	140,986.65
05/30/2025	053025BOS4	Steven T. Russell	BOS MTG 4/28/25		184.70	140,801.95
05/30/2025	053025PR5	DAVID STEPPY	BOS MTG 5/22/25		184.70	140,617.25
05/30/2025	053025PR6	Engage PEO	BOS MTG 5/22/25		172.40	140,444.85
05/30/2025	84	JEFFREY A. SPIESS	BOS MTG 5/22/25		184.70	140,260.15
05/30/2025	053025PR7	Rowland C. Miner	BOS MTG 5/22/25		184.70	140,075.45
05/30/2025	053025PR8	Steven T. Russell	BOS MTG 5/22/25		184.70	139,890.75
05/31/2025			Interest	13.11		139,903.86
05/31/2025	End of Month			150,013.11	161,019.96	139,903.86



EXHIBIT 21

PENDING



WALK-ON EXHIBIT C



Proposal NO.

Panther T2 Triton

DATE 2025-05-20



CONTRACT / PROPOSAL

CONTACT

NAME Panther Trace 2

ADDRESS 11518 Newgate Castle Drive, Riverview, FL 33578

EMAIL pt2clubhousemgr@gmail.com

TEL

WORK TO BE PERFORMED AT:

Same as contract

ORDER TAKEN BY

Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Replace Triton 2 sand filter housing	1	\$1,850.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:

If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875

Or call 813-839-7665 during business hours.

If paying by check:

Make checks payable to: Hanley Pools LLC

Payment structure

Full payment due on completion \$1,850.00

Hanley Pools LLC
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com
L# CPC1461025

TOTAL \$1,850.00

Respectfully submitted by

Pat Hanley

INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has a **one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals or lack of cleaning.

Stains caused by

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/we understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 - 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGREEMENT OF CONTRACT

DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.

All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees