



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

October 27, 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

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, October 27, 2025 at 6:30 p.m. at Panther Trace II Clubhouse – 11518 Newgate Crest Drive, Riverview, FL 33579.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, October 27, 2025
Time: 6:30 p.m.
Location: Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

AUDIO ONLY

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

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

Roll Call

Supervisors	Present	Teams	Absent
Clint Minter (1-VC)			
David Steppy (2)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Staff/Vendors

Heath Beckett, Vesta District Services
Anna Ramirez, Panther Trace II Facilities Director
Michael Broadus, Straley, Robin, Vericker
Tyson Waag, Stantec
Matt Remson, Remson Aquatics
David Manfrin, LMP
Mike Gallo, Premier Technologies (Virtually)

SECOND ORDER OF BUSINESS:

Pledge of Allegiance

THIRD ORDER OF BUSINESS:

Audience Comments – *Agenda Items*

(See Comments Policy Below)

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

FOURTH ORDER OF BUSINESS:

Operations and Maintenance

- A. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics* **EXHIBIT 1**
- B. Presentation of Landscape Maintenance Report – *David Manfrin, LMP* **EXHIBIT 2**
 - 1. Consideration of LMP Proposals for Irrigation Repairs (Total \$3,765.71): **EXHIBIT 3**
 - a. #363188 at Controller A (Replace Rain Sensor) - \$279.35
 - b. #363182 at Controllers A & E - \$1,312.57
 - c. #363244 at Controller B - \$107.05
 - d. #363245 at Controller C - \$1,063.37
 - e. #363247 at Controller D - \$1,003.37
 - 2. Consideration of LMP Proposal #367463 to Sod Tennis Court Perimeter - \$1,740.00 **EXHIBIT 4**
 - 3. Consideration of LMP Proposal #367373 to Remove Landscape Debris Dumped on District Property - \$340.00 **EXHIBIT 5**



PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

October 27, 2025 Agenda

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FOURTH ORDER OF BUSINESS:

Operations and Maintenance (Continued)

- C. Presentation of District Counsel Report – *Michael Broadus, Straley, Robin, Vericker*
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*
- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
 - 1. Review of Revised Landscape and Maintenance Services Request for Proposal Project Manual **EXHIBIT 6**
 - 2. Review of Tickler List **EXHIBIT 7**
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* **EXHIBIT 8**
 - 1. Consideration of Facilities Proposals:
 - a. Pool Filtration Motor Replacement **EXHIBIT 9**
 - i. Hanley Pools LLC - \$3,583.00 – *Previously Presented*
 - ii. *Pending*
 - b. Access Monitoring System *Under Separate Cover*
 - c. Cameras *Under Separate Cover*

FIFTH ORDER OF BUSINESS:

Consent Agenda

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 22, 2025 **EXHIBIT 10**
- B. Acceptance of the September 2025 Unaudited Financial Report **EXHIBIT 11**
- C. Ratification of Approval of Irrigation Repair Proposals: **EXHIBIT 12**
 - 1. #363246 for Controller C Decoder Replacement - \$340.51
 - 2. #363190 for 4" Main Line Irrigation Repair - \$391.74

SIXTH ORDER OF BUSINESS:

Supervisor Requests (Includes Next Meeting Agenda Items)

SEVENTH ORDER OF BUSINESS:

Audience Comments – New Business

(See Comments Policy Above)

EIGHTH ORDER OF BUSINESS:

Next Meeting Quorum Check

	In Person	Virtually	Not
Clint Miner (1-VC)			
David Steppy (2)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Monday, November 17, 2025
at 6:30 p.m.

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

NINTH ORDER OF BUSINESS:

Action Items Summary

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

Adjournment



EXHIBIT 1





Panther Trace II

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL

Matthew Remson Environmental Scientist

11207 Remson Lane, Riverview, FL 33578

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



Pond: 1

Comments:

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:

Algae blooms were 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:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 17

Comments:

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

Premature torpedo grass was present and treated.

Liter and debris were removed.



Pond: 18

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 19

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



Pond: 20

Comments:

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

Liter and debris were removed.



Pond: 21

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 22

Comments:

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

Liter and debris were removed.



Pond: 23

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated 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.

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

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.

The photo shows algae growing on the shelf, shelf was treated this month with a granular herbicide



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 October 3rd, 6th, and 15th, 2025. This report provides an overview of our findings and the subsequent actions taken.

As the seasons change and temperatures fall, we can expect to see improved results from herbicide applications. Ponds are beginning to look much better. We will be proactive and continue to retreat throughout the month if necessary.

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 9, 11, 12, 13, 15, 17, 19, 21, 26, 29, 30, 32, 33, 35
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 5, 29, 30, 32, 36

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.

EXHIBIT 2

PENDING



EXHIBIT 3





Proposal

Proposal No.: 363188

Proposed Date: 09/19/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller A rain sensor 9-18-25

The rain sensor has failed on Controller A and must be replaced.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$279.35
Irrigation Tech Labor	0.50	HR	\$50.00	\$25.00	
Rain Bird Rain/Freeze Sensor Wireless w/Controller Interface	1.00	EA	\$254.35	\$254.35	
				Total:	\$279.35



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





Proposal

Proposal No.: 363182

Proposed Date: 09/19/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Proposed Wet Check Repairs from the check on 9-18-25

The following repairs are necessary to maintain the operational condition of the irrigation system. The repairs were noted during the wet check executed on 9-18-25. The repairs are for Controller A and Controller E.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Install					
Lateral Components					\$1,312.57
Irrigation Technician Labor	16.00	HR	\$50.00	\$800.00	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	9.00	EA	\$28.66	\$257.94	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00	EA	\$16.66	\$49.98	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	12.00	EA	\$1.40	\$16.80	
Sch 40 PVC Coupling 1/2 in. Socket	7.00	EA	\$0.75	\$5.25	
Rusco Poly Nipple 1/2 in. x Close MIPT	2.00	EA	\$0.76	\$1.52	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	10.00	EA	\$0.82	\$8.20	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00	EA	\$2.21	\$44.20	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	9.00	EA	\$2.35	\$21.15	



Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00	EA	\$99.89	\$99.89
Pro-Trade Tan Wire Connector #22 - #6 AWG 15 pc. Bag	0.13	BG	\$58.80	\$7.64
Total:				\$1,312.57

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
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Printed Name (Owner/Property Manager)	
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Signature - Representative	Date
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Proposal

Proposal No.: 363244

Proposed Date: 09/20/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller B inspection completed on 9-19-2025

Irrigation inspection repairs needed:

Zone 4 - replaced broken at now pool construction

Zone 5 - capped 1 spray head

Zone 8 - raise 2 spray heads and replaced 1 spray nozzle

Zone 9 - raise 2 spray heads

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs					
Lateral Components					\$107.05
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00	EA	\$28.66	\$28.66	
Sch 40 PVC Cap 1/2 in. Socket	1.00	EA	\$1.04	\$1.04	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	1.00	EA	\$2.35	\$2.35	
Irrigation Technician Labor	1.50	HR	\$50.00	\$75.00	
				Total:	\$107.05



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





Proposal

Proposal No.: 363245

Proposed Date: 09/20/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller C inspection completed on 9-19-2025

Irrigation inspection repairs needed:

Zone 1 - replace 1 broken or leaking 12 inch spray head, change 2 spray nozzles to prevent overspray on crosswalk

Zone 2 - adjust 2 rotors

Zone 7 - zone line leak under oak tree at Balintore and replace 1 broken or leaking 6 inch spray head

Zone 10 - missing section of spray heads

Zone 11 - add two 6 inch spray heads for additional coverage

Zone 15 - relocate 5 heads at pickleball court to prevent overspray

Zone 16 - adjust rotors

Zone 18 - broken rotor under oak tree

Zone 19 - raise and relocate 2 rotors

NOTE: Zone 25 - faulty ICD100 Hunter 1 station decoder to be proposed

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs					
Lateral Components					\$1,063.37



Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00	EA	\$28.66	\$28.66
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00	EA	\$28.68	\$28.68
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	5.00	EA	\$16.66	\$83.30
Sch 40 PVC 90 Degree Elbow 1 in. Socket	4.00	EA	\$2.28	\$9.12
Sch 40 PVC Reducing Tee 1 in. x 1/2 in. Socket x FIPT	1.00	EA	\$3.73	\$3.73
Rain Bird Spiral Barb Elbow 1/2 in. MIPT x Barb	2.00	EA	\$1.81	\$3.62
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	11.00	EA	\$1.40	\$15.40
Rusco Poly Nipple 1/2 in. x Close MIPT	11.00	EA	\$0.76	\$8.36
Sch 40 PVC Coupling 1/2 in. Socket	11.00	EA	\$0.75	\$8.25
Sch 40 PVC Tee 1/2 in. Socket	4.00	EA	\$1.40	\$5.60
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	7.00	EA	\$2.35	\$16.45
PVC Pipe 1 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	10.00	FT	\$3.20	\$32.00
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	40.00	FT	\$1.90	\$76.00
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00	EA	\$2.21	\$44.20
Irrigation Technician Labor	14.00	HR	\$50.00	\$700.00

Total: \$1,063.37



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.

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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





Proposal

Proposal No.: 363247

Proposed Date: 09/20/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller D inspection completed on 9-19-2025

Inspection repairs needed:

Zone 2 - adjust rotors

Zone 5 - adjust rotors

Zone 7 - raise 2 heads and replace 2 nozzles, relocate three 12 inch spray head and install on risers with MO Rotator nozzles

Zone 10 - adjust rotors

Zone 11 - replace 1 broken or leaking 6 inch spray head and replace 4 spray nozzles

Zone 12 - replace and relocate 1 rotor that is not turning

Zone 17 - replace 1 broken or leaking rotor

Zone 19 - raise 2 spray heads and replace 1 spray nozzle

Zone 20 - raise 3 spray heads

Zone 24 - replace 1 rotor that is not turning

Zone 25 - raise 1 spray head and replace 3 spray nozzles

Zone 26 - replace 2 rotors that are not turning and adjust rotors

Zone 27 - replace 1 broken or leaking 6 inch spray head and repair flex pipe leak under pine tree, raise 8 heads



Zone 29 - add 1 rotor with pipe

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation inspection repairs -					
Lateral Components					\$1,003.37
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	6.00	EA	\$28.66	\$171.96	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00	EA	\$16.66	\$33.32	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	9.00	EA	\$1.40	\$12.60	
Sch 40 PVC Tee 1/2 in. Socket	1.00	EA	\$1.40	\$1.40	
Spears Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x 1/2 in. Socket	3.00	EA	\$1.10	\$3.30	
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket	3.00	EA	\$1.04	\$3.12	
Rusco Poly Nipple 1/2 in. x Close MIPT	4.00	EA	\$0.76	\$3.04	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	7.00	EA	\$0.82	\$5.74	
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree	3.00	EA	\$15.24	\$45.72	
Sch 40 PVC Coupling 1/2 in. Socket	9.00	EA	\$0.75	\$6.75	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	12.00	EA	\$2.21	\$26.52	
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	30.00	FT	\$1.90	\$57.00	
Hunter PRO Nozzle 5 ft. x 30 ft. Side Strip	14.00	EA	\$2.35	\$32.90	
Irrigation Technician Labor	12.00	HR	\$50.00	\$600.00	
				Total:	\$1,003.37



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 4





Proposal

Proposal No.: 367463

Proposed Date: 10/15/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Tennis Court-Sod

Install sod around perimeter of court in order to keep mud out of court, will require grading to get sod at correct height

Replace damaged area at gate entrance where pallets were set for court materials.

ITEM	QTY	UOM	TOTAL
Court-Sod			
Site Prep			\$390.00
Sod Prep	6.00	HR	
Landscape Material			
Floritam Saint Augustine, 01 Square Foot - 01SF	600.00	01SF	\$1,350.00
Total:			\$1,740.00



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

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



EXHIBIT 5





Proposal

Proposal No.: 367373

Proposed Date: 10/15/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	12604 Bramfield-Pile

Removal of pile that was made by resident at 12604 Bramfield



ITEM	QTY	UOM	TOTAL
12604-Pile			
Site Prep			\$340.00
Debris Removal	4.00	HR	
Total:			\$340.00



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

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



EXHIBIT 6



RFP - Landscape Input for Consideration
S. Russell, 10-1-25

PROJECT MANUAL FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

Insect/Disease Control

Current:

4. Insect and Disease Control

- a. Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.

Consider adding:

Diseases and Insects that are Treatable for Turf, Plants, Trees, and Shrubs

Contractor agrees to treat with success all diseases and insects that are treatable.

The Contractor and Owner shall list certain diseases and insects that are untreatable during routine inspections and establish an accounting of areas with untreatable diseases and insects.

Treatable Turf Diseases

- **Brown Patch/Large Patch:** A fungal disease that causes circular or irregular brown patches in the turf. It thrives in warm, humid conditions and is often managed by adjusting irrigation and fertilization practices. If cultural methods are insufficient, fungicides can be applied.
- **Dollar Spot:** Characterized by small, silver-dollar-sized, straw-colored patches. It often indicates poor soil quality or improper watering. Prevention involves proper fertilization and morning irrigation, while fungicides can treat active infections.
- **Gray Leaf Spot:** Affects St. Augustine turf, leaving oblong, gray-centered spots on the turf blades. It is spread by fungi and common in humid conditions. Managing nitrogen fertilizer and watering early in the day can help, as can fungicide applications.
- **Take-All Root Rot:** A fungal disease that targets turftoots, causing yellowing, thinning, and patches of dead turf, particularly in St. Augustine and centipede turfs. It can be identified by a rotten smell in the affected area. Proper care is essential for management.
- **Rust:** Gives the turf a yellowish-brown, powdery appearance. This fungus thrives in shade, heat, and humidity. It is managed with proper irrigation and balanced fertilization.
- **Fairy Ring:** Identified by circular patterns of dark green turf, or sometimes mushrooms. It is a fungal problem and is managed with proper turf care, including removing excess thatch.

Treatable Turf and Plant Insects

- **Chinch Bugs:** These tiny pests suck the sap from turf blades, leaving behind yellowing, wilting, and dead patches. St. Augustine turf is especially susceptible. Proper watering helps, and insecticides are often used to control infestations.



- **Sod Webworms:** The larvae of turf moths, these pests chew on turf blades, leaving behind small, ragged patches and silken tunnels. They are a common threat to warm-season turfs. They can be treated with insecticides and proper turf maintenance.
- **Armyworms:** Caterpillars that feed on turf blades, sometimes marching in large groups and causing extensive damage. They are most active in the spring and fall and can be controlled with insecticides.
- **Mole Crickets:** Tunnel underground and feed on turfroots, causing soft, spongy soil and dead patches of turf. They are a serious pest, particularly in Bahia sod. Insecticides are used to manage their population.
- **White Grubs:** The larvae of beetles that feed on turf roots. Signs of grubs include irregular patches of dead turf that pull up easily from the soil. Grubs are treated with targeted pesticides.
- **Fire Ants:** These ants build large mounds in turfs and gardens and deliver painful stings. They are managed with granular baits or mounds can be treated directly with insecticides.
- **Aphids, Mealybugs, Scale, and Whiteflies:** These sap-sucking insects infest many ornamental plants and can be controlled with insecticidal soap, horticultural oils like neem oil, or systemic insecticides.
- **Caterpillars:** The larvae of moths and butterflies, such as those that become armyworms and cutworms, feed on foliage. Biological insecticides containing *Bacillus thuringiensis* (Bt) are effective and safe for beneficial insects.
- **Ambrosia Beetles:** These beetles bore into trees, introducing a fungus that can cause cankers, wilting, and dieback. The redbay ambrosia beetle is a carrier of laurel wilt disease.
- **Bark Beetles:** These pests bore into the bark of trees, causing damage and potentially transmitting fungal diseases like Dutch Elm Disease.
- **Scale Insects:** Tiny, motionless insects that attach to stems, leaves, and fruit to suck out sap. Heavy infestations can weaken or kill a tree and often lead to sooty mold.
- **Bagworms:** These caterpillars create protective, pinecone-shaped bags from silk and plant material. They can defoliate and kill smaller trees

Treatable Plant Diseases

- **Powdery Mildew:** A fungal disease that appears as white, powdery spots on leaves, stems, and flowers. It is managed by improving air circulation around plants and using fungicides.
- **Anthracnose:** A common fungal disease that causes yellowing, brown spots, and dieback on leaves, often starting at the edges. Spread can be minimized by removing infected leaves and pruning, and treated with fungicides.
- **Black Spot:** Commonly affects roses, creating black spots with feathered borders on the leaves. It is treated with fungicide applications and by improving air circulation.
- **Bacterial Leaf Spot:** Causes spots on leaves and thrives in warm, wet conditions. Removing and destroying infected leaves and using copper-based bactericides can help.
- **Root Rot:** A fungal disease that attacks plant roots, causing wilting and dieback. It is often caused by poor drainage and overwatering. Improving soil conditions and applying fungicides can help.
- **Laurel Wilt:** A fatal disease for trees in the laurel family, such as redbay and avocado. It is spread by the redbay ambrosia beetle and causes rapid wilting and tree death.
- **Lethal Bronzing (Texas Phoenix Palm Decline):** A fatal bacterial disease spread by a planthopper that affects numerous palm species. It causes fronds to turn a bronze color and die quickly.
- **Ganoderma Butt Rot:** A fungal disease that attacks the base of trees, especially palms, causing wood rot and structural weakness. It is identified by the formation of shelf-like conks (mushrooms) at the tree's base.



- **Oak Wilt:** This aggressive fungal disease infects the sapwood of oak trees, blocking water flow and causing leaves to wilt and turn brown. It can kill a tree in a matter of weeks.
- **Sooty Mold:** A fungus that grows on the sugary honeydew excreted by sap-sucking insects like aphids, whiteflies, and scales. While not directly damaging, the black coating blocks sunlight and weakens the tree

Treatment Strategies

- **Cultural Control:** For both turfs and plants, preventative measures are key. This includes proper watering (early in the day), correct mowing height, balanced fertilization, proper plant spacing, and ensuring good soil drainage.
- **Chemical Control:** When infestations or diseases are severe, targeted pesticides and fungicides are available. It is crucial to correctly identify the problem and use the appropriate product according to label instructions. Chemical options offer quick, long-lasting control but can carry risks to beneficial organisms.
- **Biological Control:** For insects, biological controls include attracting and introducing beneficial insects like ladybugs, lacewings, and parasitic wasps.
- **Organic Remedies:** Natural options such as neem oil, insecticidal soaps, and compost tea can be effective against many insects and fungal infections, particularly for those who prefer an eco-friendly approach.

Insect & Disease Control

- **Routine Inspections:** Conduct routine inspections for common insects as well as fungal diseases.
- **Prevention:** Maintain optimum soil health with proper drainage and fertility, and use proper watering techniques to avoid excessive moisture on foliage.
- **Sanitation:** Regularly remove fallen leaves, debris, and dead branches to eliminate potential disease development sites. Sanitize pruning tools between plants to prevent the spread of pathogens.
- **Nutrient Management:** Be aware of common nutrient deficiencies.



PROJECT MANUAL
FOR
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES
PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

2025



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Public Notice
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Notice is hereby given that the Panther Trace II Community Development District (“**District**”) will accept proposals from qualified firms and experienced landscaping companies (“**Proposers**”) to provide comprehensive landscaping, grounds maintenance, and related services for the common areas, amenities, and rights-of-way within the District. The goal is to maintain a high standard of aesthetic appeal, health, and safety for all landscaped areas, enhancing the overall quality of life for residents and visitors for certain lands within the District, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes; the selected contractor will enter into a service agreement with the District for a specified term. Entities submitting proposals must meet the following qualifications: (i) fully licensed and insured, (ii) minimum 5 years continuous operation (iii) experience with similar landscape maintenance projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer must attend the **pre-proposal on-site meeting** on **December 9, 2025 at 10:00 a.m. (EST)** at **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579**, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered. Any and all questions relative to this project shall be directed in writing by e-mail only to: hbeckett@vestapropertyservices.com, sconley@vestapropertyservices.com, and mbroadus@srlegal.com. Questions received after 10 a.m. on **December 18, 2025**, will not be answered. Answers to all questions will be provided to all proposers via e-mail.

Firms desiring to provide services for this project must submit one (1) original and one (1) digital copy (in the form of a USB/flash drive) of the required proposal no later than **January 7, 2026 at 10:00 a.m. (EST)**, to the Panther Trace II CDD District Manager, c/o **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579**. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project “**Confidential: Panther Trace II Landscape RFP Response**”. Proposals may be shipped, mailed or hand-delivered. No facsimile, electronic or other type of submittals will be accepted. Proposals received after the time and date stipulated above will be returned un-opened to the proposer.

Proposals will be publicly opened at 10:00 a.m. (EST) on January 8, 2026 at **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579**, or as soon thereafter as possible. Any proposal not completed as specified or missing the required proposal documents may be disqualified. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District’s Board of Supervisors will be made at that time. A copy of the

agenda for the meeting can be obtained from the District Office at 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by phone at 321- 263-0132 ext. 536

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, c/o Vesta District Services, and upon request to: hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with the subject award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion whether or not reasonable it is in the District's best interest to do so.

Panther Trace II Community Development District
Heath Beckett, District Manager

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services Hillsborough County, Florida

Instructions to Proposers

1. **DUE DATE.** Firms desiring to provide services for this project must provide a sealed proposal containing one (1) hard copy and one (1) electronic copy of the proposal to the District's Manager, at the **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579** no later than **January 7, 2026 at 10:00 a.m. (EST)**. Proposals received after the time and date stipulated above will not be considered. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that date, time, and location, or as soon thereafter as possible.

2. **PRE-PROPOSAL MEETING.** There will be a **pre-proposal on-site meeting** on **December 9, 2025 at 10:00 a.m. (EST)** at **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579**

3. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
November 7, 2025	RFP Notice issued
November 7, 2025	RFP package available upon request by emailing hbeckett@vestapropertyservices.com , sconley@vestapropertyservices.com
December 9, 2025 at 10:00 AM (EST)	ON-SITE MEETING at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579
December 18, 2025 at 10:00 AM (EST)	DEADLINE TO EMAIL QUESTIONS to hbeckett@vestapropertyservices.com , sconley@vestapropertyservices.com , and mbroadus@srvlegal.com
January 7, 2026 at 10:00 AM (EST)	DEADLINE TO SUBMIT SEALED PROPOSALS (1 original & 1 digital) in a sealed envelope, clearly identified "Confidential: Panther Trace II Landscape RFP Response" to Panther Trace II CDD District Manager c/o Panther Trace II Clubhouse 11518 Newgate Crest Drive Riverview, FL 33579
January 8, 2026 at 10:00 AM (EST)	BID OPENING Panther Trace II CDD District Manager c/o Panther Trace II Clubhouse 11518 Newgate Crest Drive Riverview, FL 33579

January 26, 2026 at 6:30 PM (EST)	EVALUATION OF PROPOSALS tentatively scheduled to coincide with the Panther Trace II CDD Board of Supervisors Regular Meeting at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579
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4. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. PROPOSAL GUARANTEE. Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier's check in the amount of five percent (5%) of the of the amount proposed with its Proposal ("**Proposal Guarantee**"). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed 90 days from the submittal deadline – at which time, the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

8. PROJECT MANUAL. The "Project Manual," and any addenda thereto, will be available from the District Manager's office by sending an email to hbeckett@vestapropertyservices.com and sconley@vestapropertyservices.com.



9. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

10. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

11. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Michael Broadus, Esq. at mbroadus@srvlegal.com, Heath Beckett at hbeckett@vestapropertyservices.com, and Shirley Conley at sconley@vestapropertyservices.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **December 18, 2025 at 10:00 A.M. (EST)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

12. SUBMISSION OF PROPOSAL. Firms desiring to provide services for this project must submit one (1) original and one (1) digital copy (in the form of a USB/flash drive) of the required proposal no later than **January 7, 2026 at 10:00 a.m. (EST)**, at the **Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579**, Attention: District Manager. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project "**Confidential: Panther Trace II Landscape RFP Response**". Proposals may be shipped, mailed or hand-delivered. No facsimile, electronic or other type of submittals will be accepted. All costs to prepare and submit a response shall be borne by the Proposer.

13. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

14. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

15. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.
- H. **Please note the following when completing the proposal forms:**
 - Landscape and irrigation maintenance is to be provided for all areas within the District boundaries.
 - Pond bank mowing includes all District ponds that shall be mowed incorporating the same mowing schedule as the common areas.
 - Proposals should include prices for the Amenity Center.
 - All Community Entrances should be included.

16. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

17. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

18. BASIS OF AWARD/RIGHT TO REJECT. This RFP does not guarantee that a Service Agreement will be awarded. The District reserves the exclusive right to reject any or all Proposals, in whole or in part, that it deems to be in the best interest of the District, and to waive any formalities or technicalities in any Proposal received. The District reserves the right to request modification or supplementation of any or all Proposals. The District reserves the right to accept all proposals considered by the District to be in the District's best interest.

19. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

20. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

21. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

22. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

23. EVALUATION OF PROPOSALS. The following specific criteria will be evaluated and must be addressed, as outlined, in the proposal:

1. Company History and Organization – Background and Experience
2. Copy of business/occupational license
3. Management Approach
4. Proximity to site and response times to service requests and urgent service matters
5. Personnel Selection, Development, Training, Retention Processes and Programs
6. Total Quality Management Program
7. Cost Proposal and Invoicing
8. Project Management and Budget Control Systems
9. Value Added Features
10. Insurance
11. Transition Plan
12. References
13. Equal Opportunity Employer
14. Resume of Proposed Project Manager include experience and workload.

As a preliminary matter, the District intends to evaluate and score the proposals based on certain "Evaluation Criteria," including personnel, experience, understanding of scope of work, financial capability, and price, among any other factors the District in its sole discretion may intend to consider. The District expressly reserves the right to change such Evaluation Criteria at any time, and to make any award of a contract to other than the lowest priced proposer.

The proposals shall be ranked based on criteria presented above and in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, based on information within the proposals, from reference checks, from staff recommendations, and from any other information available, and shall make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

24. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

25. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services,

in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

27. SITE INSPECTION; NOTICE OF DEFICIENCY AND CURE. The Contractor and District's representative shall perform a monthly site inspection after which the District representative shall evaluate and complete a grading sheet in the form attached hereto as **Exhibit C ("Grade Sheet")**. If the Contractor is deficient in any area shown on the monthly Grade Sheet, the District may advise the Contractor in writing of such deficiency and that Contractor has a period of ten (10) calendar days after receipt of such written notice within which to cure such deficiency. If the Contractor fails to cure the deficiency within the 10-day cure period, the District has the right, but not the obligation, to hire a third-party contractor to provide services to cure such deficiency and may offset the cost of the third-party contractor's services against any of Contractor's outstanding invoices.

28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

30. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual **(i.e., by no later than October 6, 2025 5:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attention: Heath Beckett – Panther Trace II**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS
LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: Skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (20 Points Possible) (____ Points Awarded)

Twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.



EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

END



AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Panther Trace II Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual (**i.e., by no later than October 6, 2025 at 5:00 PM (EST)**), the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____



- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:



PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week;
_____ Technical personnel, who will be onsite ____ days per ____; and
_____ Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____



Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____



- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*



OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			



**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE



**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS



PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ____
No ____ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2024 = _____

2023 = _____

2022 = _____



- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____



- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____



- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____



- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____



- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____



- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*



- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*



**PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
BID SUMMARY**

Proposer Name: _____

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum:	Monthly	Annual Total
Year 1 (from Bid Summary Form)	_____	_____
Year 2	_____	_____
Year 3	_____	_____

The fee amount shall be based on the following schedule of values and other reasonable costs.

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative.

Fee(s) for additional service(s) shall be an amount agreed upon by the District Representative and the Contractor.



Bid Tabulation & Summary Form

Proposers: Please submit completed Bid Tabulation Form below AND Detailed Landscape Maintenance Plan

FUNCTION	FREQUENCY (Per Year)	Individual Quantity	UNIT PRICE	ANNUAL TOTAL
Boulevard Mowing	42	NA		
Pond Bank Mowing	36	NA		
Edge	42	NA		
Insect/Disease Control (ongoing)	52	NA		
Debris Disposal	52	NA		
Turf Weed Control	52	NA		
Bed Weed Control	52	NA		
St. Augustine Turf Fertilization	6	NA		
Irrigation Inspection and Management	12	116 Zones		
Pet Waste Stations – per waste removal – 2x/weekly & 10,000 bags annually	104	12		
Shrub/Groundcover Trimming	12	NA		
Shrub Fertilization	3	NA		
Palm Pruning	2	185		
Palm Fertilization	3	185		
Annuals (Min. 4" Height)	4	800 per rotation		
<i>Includes Monthly Written Landscape/Irrigation Reports in PDF format submitted via email to District Manager</i>				
FIRST YEAR LANDSCAPE ANNUAL MAINTENANCE TOTAL			\$	
Additional Costs NOT included in annual total:			UNIT PRICE	ANNUAL TOTAL
Mulch (Cypress or Pine Park), including required edging	As needed	600 CY at 4" deep		
Hardwood Tree Trimming (to 15')	2	Per Tree		
Tree Fertilization	2	Per Tree		
OTC Injections	As needed	Per Tree		
Sod Replacement	As needed	Per S.F.		
Irrigation Labor per Emergency Response	As needed	Service Call		
		Per hour		



Detail out any other items for consideration	FREQUENCY (Per Year)	Individual Quantity	UNIT PRICE	ANNUAL TOTAL



**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$_____Hour
B.	Bush-Hog w/operator	\$_____Hour
C.	Tractor w/operator	\$_____Hour
D.	Supervisor with Transportation	\$_____Hour
E.	Laborer with hand equipment	\$_____Hour
F.	Truck w/driver	\$_____Hour
G.	Irrigation Tech	\$_____Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	\$_____Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	\$_____Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	\$_____Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	\$_____Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	\$_____Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	\$_____Hour
N.	Laborer for Additional Trash Pick-Up	\$_____Hour
O.	Lump Sum Mowing ⁽¹⁾ , entire community	\$_____Per Mow

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.



EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A.	Debris removal personnel unit costs:	Per Hour
	_____	\$ _____
	_____	\$ _____
	_____	\$ _____
B.	Debris removal equipment unit costs:	
	_____	\$ _____
	_____	\$ _____
	_____	\$ _____
C.	Other emergency/disaster related unit costs:	
	_____	\$ _____
	_____	\$ _____
	_____	\$ _____

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.



Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMESⁱ**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Panther Trace II Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH
ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Panther Trace II Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)
5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 2025.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____, a Florida _____ Company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: _____, 2025

[Remainder of page intentionally left blank]



FURTHER AFFIANT SAYETH NAUGHT.

a Florida _____ Company

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 2025.

Notary Public

(Notary Seal)

(ANTI-HUMAN TRAFFICKING AFFIDAVIT)



Panther Trace II Community Development District

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

Date:

Vendor Name :

Vendor Address:

Re: **Panther Trace II Community Development District
E-Verify Requirements Acknowledgement Affidavit**

The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Vendor Signature

By (Printed Name): _____

Its: _____

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2025, by and between:

Panther Trace II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at c/o Vest District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District"); and

_____, a _____, whose address is _____ ("Contractor," and collectively with the District, "Parties").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide landscape maintenance services for certain lands within and around the District; and

WHEREAS, Contractor, who submitted the scope of services attached hereto as **Exhibit "A"** (the "**Scope of Services**") and incorporated by reference herein, represents that it has the skills, knowledge, and ability to provide such operation and management services to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "**Parties**"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Contractor's Obligation. The Contractor will provide landscape and irrigation maintenance services for certain lands within and around the District. Specifically, Contractor shall provide the services identified in **Exhibit "A"**. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in **Exhibit "A"**.

Section 3. Billing and Payment. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. Upon receipt of the invoices, the District shall provide payment in accordance with the Florida Prompt Payment Act. As compensation for the work, the District agrees to pay Contractor amounts listed in **Exhibit "A"** for monthly services. Contractor shall not perform additional services beyond those listed in **Exhibit "A"** without the prior written approval of the District.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 5. Emergency or Disaster on the Property. In the event of an emergency or disaster, Contractor shall provide the District the following Time and Materials services:

- a. Be fully equipped, committed and prepared to respond before a storm approaches.
- b. Respond to emergencies initially with a formal report on damage to District property within 72 hours of the event. Identify how they will assess damage, salvage undamaged goods and cleanup following the incident and be ready to dispatch trained, experienced crews and the heavy equipment necessary to clear downed trees, debris on streets, common areas, pathways, etc.
- c. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, as supplied in the Proposal, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates. However, at the discretion of the District, the District may choose to forego weekly maintenance services for debris removal services.
- d. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- e. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- f. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- g. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

Section 6. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 7. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 8. Indemnification. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorneys fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

Section 9. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 10. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 11. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after

the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 12. Negotiation at Arm’s Length. This Agreement has been negotiated fully between the parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 13. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 14. Cancellation. Either party may terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of cancellation for the work performed up to that date.

Section 15. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 16. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 18. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor:	_____
a. If to District:	Panther Trace II Community Development District 250 International Parkway #280 Lake Mary, Florida 32746 Attn: District Manager
With a copy to:	Straley Robin Vericker 1510 W. Cleveland St. Tampa, Florida 33606 Attn: Michael Broadus

Section 19. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.



Section 20. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 21. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 22. Effective Date and Term. This Agreement shall become effective as of _____, 2021, and shall remain in effect for one (1) year. At the end of the Initial Term, this Agreement may be renewed for two (2) additional one (1) year terms upon mutual written Agreement of the parties and at the renewal price provided in **Exhibit "A"**, attached hereto.

Section 23. Conflict. To the extent that the terms described in **Exhibit "A"** conflict with the terms of this Agreement, the terms herein shall control.

Section 24. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 25. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps

and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 19.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, EXT. 741, OR BY EMAIL AT HBECKETT@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.**

Section 26. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative. Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month.

Section 27. Maintenance Visits. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this contract. At that time, the District will fill out the visual inspection grade sheet. If the deficient items have not been rectified to the District's reasonable satisfaction within three (3) working days and prior to invoice submittal, the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly service. All scheduled inspections will proceed with or without the attendance of the contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire

property subject to the Contract Work and to submit the weekly report to the District Management office. Payment will be withheld until all reports have been submitted for the preceding month.

Section 28. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,

A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on

**PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT**

Name: _____
Title: _____

By: _____
Chair of the Board of Supervisors

Exhibit A: Scope of Services



EXHIBIT “A”

SCOPE OF SERVICES



**PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT**

**DETAILED SPECIFICATIONS
Landscape and Irrigation Maintenance Services**

SCOPE OF SERVICES

The Work defined in this document is intended to be all encompassing, meaning this scope may specify maintenance requirements for grass, plants, trees, shrubs, or irrigation not specifically covered by any Agreement entered into between the Owner and the Contractor. Any requirement contained herein but not specified in any Agreement issued by the Owner will be self-deleting.

The frequency at which insecticides and fertilizers are to be applied is specified herein and is considered to be the minimum requirement. The Contractor is responsible for additional applications as deemed necessary by the Contractor to maintain healthy and beautiful plantings. Fertilizers may need to be customized by the Contractor as deemed necessary to accommodate existing soil conditions.

The Contractor agrees to provide all labor, supervision, and equipment necessary to carry out the Work outlined in the Agreement on a timely basis. There shall be no variance from the requirements contained herein unless expressly stated through an addendum to the contract. The contractor must include a schedule of services with the submission of the proposal.

Owner and/or District Manager reserve the right to modify the scope of Work, i.e., the quantity or type of materials used, the frequency of performance, etc.

General Services

Scheduling of maintenance visits will be determined by the Owner and/or District Manager. The Owner and/or District Manager shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

1. Mowing and Edging

- a. Mowing of all Boulevard turf areas weekly in the months of April through October and biweekly in the months of November through March, approximating forty-two 42 mowings annually. The height of the cut will be set at approximately three inches. Mowing wet grass shall be avoided when possible. Mower blades must be sharp so that the cut grass edge is clean and not ragged.
- b. Pond mowing will be scheduled for a total of no less than thirty-six mowings per year, with focus on reducing resident complaints and preventing ponds from becoming overgrown during the growing and rainy season.
- c. Edging of all sidewalks, curbs, pathways, and other paved surfaces will be done in conjunction with the mowing operations. Edging is to be defined as outlining and/or removing turf from the borders by use of a mechanical edger. (Does not include ponds).
- d. All landscape debris on curbs, sidewalks, paved areas, etc. generated by mowing shall also include immediately sweeping and/or blowing clippings off in a direction away

from buildings, planting beds and cars. Clippings and debris shall never be blown into storm water inlets or ponds. Contractor will haul away all landscape debris generated during the performance of this Scope of Work.

- e. All areas shall be kept free of grass clumps and excess debris.

2. Pruning

- a. Detailing of planted areas will include trimming, pruning, and shaping of all shrubbery, ornamentals and groundcover, removal of tree suckers, removal of Spanish Moss up to 6'-0" as well as the defining of bed lines tree saucers, and the removal of unwanted vegetation.
- b. All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries.
- c. Contractor shall conduct ornamental pruning of all bushes, shrubs, hedges, vines, etc. in the areas to be maintained no less than twelve (12) times yearly and shall immediately remove the cuttings and trimmings and other debris from CDD property. All trees, shrubs, and other plant material that encroach on or obstruct any street, sidewalk, walkway, or sign shall be trimmed by the Contractor as needed or as directed by the CDD.
- d. Palm trees are to be trimmed two (2) times annually to maintain a neat and quality appearance. All dead Palm Fronds should be trimmed and removed as needed. Palms may not be trimmed above the horizontal (3:00-9:00) positions and there shall be absolutely no "pin heading" of palms.
- e. Clean up and removal of storm damage debris, fallen trees, tree limbs, or other excessive debris from trees will be done as needed, not including Hurricane Cleanup.

3. Bed Dressing and Weed Control

- a. Cypress mulch or Pine nuggets will be provided and replenished in all bedding areas once annually.
- b. Additional mulch applications and/or mulch maintenance required by the Owner will be done by the Contractor at a price and schedule negotiated by the parties.
- c. All plant beds will be kept reasonably free of weeds and excess growth with respect to site conditions and time of year. Weeding will be accomplished by hand pulling and/or herbicide application. All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-Up or equivalent at a ratio of 3 ounces per gallon of water.



- d. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements will be kept clean of unwanted landscape debris by the use of forced air machinery.
- e. Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing pots and annual bed areas based on plant spacing as specified. Contractor shall also be responsible for planting the specified size of plant material designated by Consultant. Beds shall be prepared to Consultant's specification. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. The District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report.

4. Insect and Disease Control

- a. Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks.
- b. Contractor agrees to treat with success all treatable diseases and insects. Contractor shall report treatable diseases and insects identified during routine inspections, the treatment strategies, and timeline for achieving treatment success criteria.
- c. Contractor shall list all untreatable diseases and insects identified during routine inspections and establish an accounting of all affected areas.

5. Fertilization

- a. Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy, vigorous turf and plantings. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants.
- b. Fertilization applies to planted trees that still are staked or guyed, and planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District Manager and make recommendations, in monthly writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

6. Irrigation - Maintenance/Service - The Contractor will perform the following inspection and maintenance services once monthly:

- a. Activate and visually inspect each zone of the existing system.
- b. Visually inspect entire property for proper coverage.
- c. Visually inspect system and report to the Owner in writing any heads, valve boxes, or other equipment in need of repair or replacement.



- d. Clean or adjust any heads not functioning properly.
- e. Adjust program controller to the watering needs as dictated by weather conditions.
- f. Assure proper operation of all control valves.
- g. Adjust heads for correct arc and rotation as necessary.
- h. Leave areas in which repairs or adjustments are made neat and free of debris.

7. Irrigation Repairs

- a. The Contractor must obtain Owner approval of irrigation system repairs and component replacement before initializing such work.
 - i. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items.
- b. Upon authorization by the Owner, the Contractor will proceed with such extra work at a price negotiated by the parties. The negotiated prices shall be agreed upon between the Contractor and Owner and a standard unit price list will be made a part of any Agreement resulting from this Scope of Work.
- c. Contractor shall not be responsible for the watering of any turf area unless plant material is under additional warranty

8. Pet Waste Station Maintenance

- a. The Contractor will empty **all** pet waste stations twice per week and replenish pet waste bags. Station components shall be cleaned and sanitized with each maintenance event.

Emergency Response

The most efficient way to recover from an emergency is to be prepared in advance. The Contractor must be fully equipped, committed and prepared to respond before a storm approaches. They must mobilize within 72 hours of the event. Business partners will respond to emergencies initially with a formal report on damage to the community within 72 hours of the event. They must identify how they will assess damage, salvage and cleanup following the incident and be ready to dispatch trained experienced crews and the heavy equipment necessary to clear downed trees, debris on streets, common areas, pathways, etc. within 48 hours of acceptance of the assessment plan by the District.



WARRANTY

Turf Warranty

If the grass covered under this turf care program dies, the affected grass will be replaced by the Contractor at no charge to the Owner. However, the Contractor's liability will be limited to conditions it can reasonably control. Conditions that are considered beyond the Contractor's reasonable control are:

1. Nematodes, diseases, insects, and weeds that are untreatable with currently available chemicals.
2. Lack of sufficient water due to municipality's failure to supply.
3. Acts of God.

Tree and Shrub Warranty

If a plant or tree dies from insect or disease damage it will be replaced with one that is of a similar variety and caliper acceptable to Owner and shall have a one year warranty. **Exclusions to this warranty are:**

1. Pre-existing uncorrectable conditions. Note: Contractor accepts all pre-existing conditions unless Contractor and Owner agree that uncorrectable conditions exist and establish an accounting of the uncorrectable conditions.
2. Nematodes, borers, and locusts.
3. Acts of God.
4. Diseases and insects that is untreatable with currently available chemicals. Note: Contractor agrees to treat with success all diseases and insects unless the Contractor and Owner agree that certain diseases and insects are untreatable and establish an accounting of areas with untreatable diseases and insects.
5. Soil contamination unless the soil has been contaminated by the Contractor.

Bedding Plant Warranty

Any bedding plant that dies due to insect damage or soil born disease will be replaced by the Contractor under warranty at no charge to the Owner. Exclusions to this warranty are:

1. Aerial diseases. Note: Contractor agrees to treat with success all aerial diseases unless the Contractor and Owner agree that certain aerial diseases are untreatable and establish an accounting of the untreatable diseases.
2. Acts of God.
3. Soil contamination unless the soil has been contaminated by the Contractor.
4. Freezing.
5. Theft or vandalism.

CONDITIONS AND STANDARDS

GENERAL CONDITIONS

The maintenance work will be done on a routine schedule that is sensitive to the overall function and appearance of the property.

1. All Work will be performed during the normal business week of the Contractor (Monday through Friday) unless otherwise stipulated. All work shall be performed professionally in accordance with generally accepted horticultural principals.
2. The CDD's Independent Management Company that oversees the onsite management, currently DPFG, Inc., or its designee, will be the representative of the CDD for the purpose of verifying that work performed by Contractor is done according to the signed Agreement.
3. Contractor will maintain general liability insurance, property damage insurance, and worker's compensation insurance in amounts acceptable to the Owner at all times while performing the Work. Specific Owner insurance requirements will be specified in the actual Agreement between the Contractor and Owner.
4. Contractor will maintain at all times the necessary licenses in the state, county, or city having jurisdiction and any permits required in performance of the Work.
5. Contractor will comply with all applicable provisions of the Equal Employment Opportunity Act, Executive Order 11246 of September 24, 1965, the Americans with Disabilities Act and other equal employment opportunity legislation.
6. All work performed shall be in strict accordance with the Owner's specifications and all local municipalities and government agencies' requirements, including State/Federal EPA, FDEP, State of Florida codes, ordinances, and Statutes.
7. Contractor shall pay all local, state, and federal taxes, if any, applicable to this Agreement, the Services performed pursuant to this Agreement, and the compensation paid to the Contractor.
8. The Contractor shall confirm and provide documentation of the ability to work in the U.S.
9. Contractor shall provide such indemnification and legal defense as set forth in the actual agreement between the parties.
10. Contractor shall notify the Owner and the Owner shall secure the approval of those residents whose real property the Contractor shall require access to in the course of performing work under this Scope of Work.
11. Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

QUALITY AND INSTALLATION STANDARDS

1. All labor and material are warranted for a period of one (1) year from the date of installation.
2. Contractor will be responsible for correcting all deficiencies found by Owner's representatives within **five (5) working days** (unless otherwise requested) and prior to invoice submittal.
3. Notwithstanding the above, before performing any work the Contractor affirms that he has totally familiarized himself with plans and all general notes and requirements as specified. There shall be no deviation from plans unless authorized in writing. No extra work shall be allowed unless a prior written authorization is received from the Owner.
4. Contractor will supply its own electric power as necessary unless otherwise instructed by Owner.
5. Contractor will receive an executed or acceptance of proposal/or contract from Owner before beginning any work.
6. Contractor may be fined up to \$100.00 per day for non-conformances not corrected within a reasonable amount of time.
7. At all times, Contractor must:
 - a. Construct, operate, and maintain a safe and healthful work environment.
 - b. Provide its employees the protective clothing, equipment, training, and safety devices necessary to ensure compliance with relevant State and Federal Safety and Health standards.
8. Contractor shall supply Owner with a chemical information list and all MSDS sheets prior to starting work and will update both on an annual basis.
9. Where applicable, Contractor will provide Owner with a fall protection plan as required by the OSHA 1995 fall protection standards.
10. A Quality Control Checklist for proper grounds maintenance will be developed and completed by the Contractor and submitted to the Owner each week.
11. The following shall not be allowed on Owner's property:
 - a. Alcohol or illegal drugs of any kind.
 - b. Loud or offensive music.
 - c. Pets or animals.
 - d. Firearms.
 - e. Any non-employee under 18 years of age.
12. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted.



13. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc. will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.
14. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's Work under this agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

MANNER OF CONTRACTORS PERFORMANCE

The Contractor agrees that the Authorized Representative will meet with the District's representative on a monthly basis to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. In addition to any and all specific items addressed during such meetings, the Monthly Landscape Maintenance Visual Scorecard, attached hereto as Exhibit C and incorporated herein, shall be completed, and executed by both the Authorized Representative and District's Representative at the conclusion of such meeting. The District may withhold payment in whole or in part to the extent necessary to reasonably protect the District if significant performance deficiencies are documented per executed Visual Scorecard(s).

EXHIBIT “B”

MAP



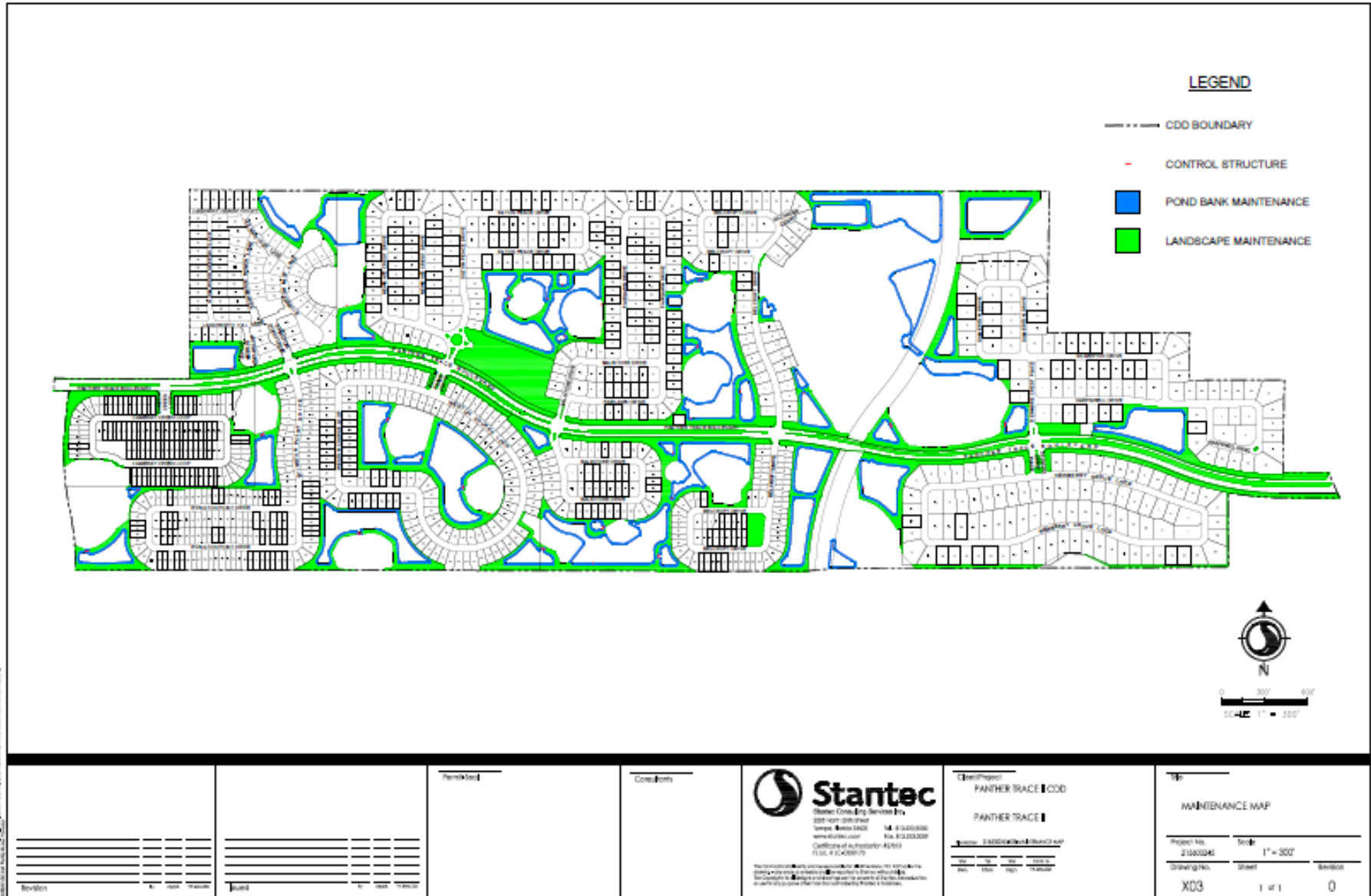


EXHIBIT "C"

GRADE SHEET



Panther Trace II – Monthly Landscape Maintenance Visual Gradesheet

A. LANDSCAPE MAINTENANCE – Amenity Center	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10		
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5		
WEED CONTROL – BED AREAS (reasonably free of weeds)	10		
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		
CLEANLINESS (debris free, leaf litter, landscape debris)	10		
MULCHING (distributed appropriately, bare areas, recommended is 3")	5		
WATER/IRRIGATION MANAGEMENT (report review, wet/dry areas, controllers adjusted for seasonal change and weather conditions)	15		
PRIOR MAINTENANCE ITEMS ADDRESSED	5		

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

Date _____ Score: _____

Contractor Signature: _____

Inspector Signature: _____

(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)



EXHIBIT 7



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
7. OLM Inspections
8. Batting Cage Turf



EXHIBIT 8





Panther Trace II Community Development District (CDD)

Monday, October 27, 2025

Clubhouse Operations:

- Clubhouse Office Operating Regular Hours with Extended Hours if Requested.
- Pool Hours :7am- 6pm (Winter Hours Starting November 1st)
- Tennis/ Pickleball Courts Near Completion
- Monument Cleaning Scheduled for 10/17/2025
- Holiday Lights Install Scheduled for the Week of the 20th of October

Community Events:

- Community Wide Yard Sale Saturday, 25th of October
- Canvas Painting in November
- Annual Holiday Event Sunday, 14th of December

Monthly Proposals:

- Access Card System
- New Cameras for Clubhouse and Parking Lot

Pending:

- Monument Beautification

Remson Aquatics Water Way Inspection Report LMP Reports:

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

Maintenance/Grounds:

- Reported Landscape Issues to LMP
- Reported Aquatic Issues to Remson
- Fence Around Batting Cages Repaired
- Pool Shower Repaired

Email Distribution List:

Programs Update:

- Girl Scouts Every other Wednesday and Thursday during School Year
- IStroll Every Tuesday Morning
- Math Tutoring Every Tuesday and Thursday Afternoons

Repairs or Replacements Pending:

- Tennis/Pickleball Courts



EXHIBIT 9



Proposal to NO.

Panther T2 - Hayward Commercial series

DATE 2025-09-02

**CONTRACT / PROPOSAL****CONTACT**

NAME Panther Trace 2

ADDRESS 11518 Newgate Castle Drive, Riverview, FL 33578

JOB SITE:

EMAIL pt2clubhousemgr@gmail.com

TEL

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;

Replace 10 hp filtration motor, Hayward Commercial series
Install mechanical seal

QT

Cost

\$3,583.00

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**

Down payment 50% \$1,791.50

Final 50% \$1,791.50

L# CPC1461025

Hanley Pools LLC

PO Box 6004 Sun City Center, FL 33571

Phone 813-839-7665

info@flapools.com

L# CPC1461025

TOTAL**\$3,583.00**

Respectfully submitted by

Pat Hanley

INT

EXHIBIT 10



**MINUTES OF MEETING
PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District was held on Monday, September 22, 2025 at 6:30 p.m., at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

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

Present and constituting a quorum were:

Clint Miner (S1)	Board Supervisor, Vice Chair
David Steppy (S2)	Board Supervisor, Assistant Secretary
Jeffrey Spiess (S3)	Board Supervisor, Chair
Geri Peterkin (S4)	Board Supervisor, Assistant Secretary
Steven Russell (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Anna Ramirez	Facilities Manager
Michael Broadus	District Counsel, Straley, Robin, Vericker
Tyson Waag	District Engineer, Stantec
Matt Remson	Account Manager, Remson Aquatics
David Manfrin	Account Manager, LMP

SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS: Vendor Reports

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

Mr. Remson presented the Aquatic Maintenance Report and responded to Supervisor questions. Discussion items included algae blooms, grass carp restocking to address hydrilla in 20, 27, 30 and 33, replenishing vegetation on the littoral shelf in pond 33, and pond dredging updates.

Ms. Ramirez distributed hard copies of two aquatic proposals, the first was to replenish some of the District's ponds with mosquito fish in the amount of \$875.00.

On a MOTION by Mr. Spiess, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board approved estimate #2206 to replenish mosquito fish in the District's ponds in the amount of \$875.00, for Panther Trace II Community Development District.

Consideration of the second proposal for replanting the littoral shelf at pond 33 in the amount of \$4,593.75 was postponed until the November meeting; a response to the District's grant request is anticipated by that time.

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

Mr. Manfrin presented the landscape maintenance report.

1. Consideration of LMP Proposals for:

- a. Exhibit 3: #362044 to Remove Pine Tree at Control Structure Behind 11323 Cambray Creek - \$528.00

Mr. Manfrin explained the background and scope for the proposal and responded to Supervisor questions. Consideration of this item was postponed pending Mr. Manfrin contacting an arborist to provide an evaluation of the Pine tree.

- b. Exhibit 4: #362051 to Remove Sod and Install Rock Around Tennis/Pickleball Courts - \$6,206.24

Ms. Ramirez explained the reason the proposal was requested. Supervisors discussed causes and options to address the mud deposits on the tennis court perimeter. A proposal for sod replacement was requested.

FOURTH ORDER OF BUSINESS: Staff Reports

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

Mr. Broadus had nothing to report; he responded to a question regarding review of District Engineer reports.

B. District Engineer – *Tyson Waag, Stantec*

1. Exhibit 5: Consideration of Change Order #2025-01 (SWFWMD Reporting – Increase by \$3,000.00)

Mr. Waag explained the overages requiring a change order. Discussion followed.

On a MOTION by Mr. Steppy, SECONDED by Mr. Spiess, WITH ALL IN FAVOR, the Board approved Stantec Change Order #2025-01, in the amount of \$3,000.00, for Panther Trace II Community Development District.

The current rate table was requested. Mr. Beckett was asked to review the contract and the rates with Mr. Broadus.

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

1. Exhibit 6: Consideration of Landscape and Maintenance Services Request For Proposals Project Manual and Authorization of Staff to Proceed According to Timeline

- 73 a. RFP Timeline
- 74 The deadline for bid submittal was scheduled for January 7, 2026
- 75 and the date for bid opening was scheduled for January 8, 2026.
- 76 A request was made for Supervisors to receive a copy of the bids
- 77 on January 9, 2026.
- 78 Mr. Broadus recommended reviewing the revised draft at the
- 79 October meeting and requested Supervisors vote on proceeding
- 80 with an RFP for landscape and irrigation maintenance.
- 81 b. Evaluation Criteria
- 82 c. Scope of Services
- 83 The scope for pond mowing, maintenance of monument beds,
- 84 Workers' Compensation requirements for volunteers performing
- 85 work on District property and whether coverage is required year-
- 86 round or if it could be initiated as needed, vendor references,
- 87 metrics for evaluation of bids, OLM inspections of landscape
- 88 vendor performance, tracking of irrigation repairs, contract
- 89 renewals, and future mulch replacement options were discussed.
- 90 Mr. Beckett will research Supervisor questions on Workers'
- 91 Compensation. He encouraged Supervisors to submit additional
- 92 details for the scope of services for review at the next meeting.
- 93 The scope of services for pet waste stations was revised to state
- 94 "all" instead of the current number. Tree trimming was moved to
- 95 an additional service rather than part of the standard scope.

96 On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved

97 proceeding with a Request for Proposals for Landscape and Irrigation Maintenance Services, for

98 Panther Trace II Community Development District.

99 **FIFTH ORDER OF BUSINESS: Consent Agenda**

- 100 A. Exhibit 7: Consideration and Approval of the Minutes of the Board of
- 101 Supervisors Regular Meeting Held August 25, 2025
- 102 Mr. Beckett advised that the Minutes were amended prior to the meeting to
- 103 acknowledge Ms. Peterkin's attendance.
- 104 B. Exhibit 8: Consideration and Acceptance of the August 2025 Unaudited Financial
- 105 Report

106 On a MOTION by Mr. Spiess, SECONDED by Ms. Peterkin, WITH ALL IN FAVOR, the Board

107 approved Consent Agenda – items A and Be as presented, for Panther Trace II Community

108 Development District.

SIXTH ORDER OF BUSINESS: Facilities Report

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

Ms. Ramirez presented the Facilities Report.

1. Consideration of Premier Technologies Access Card System

2. Exhibit 10: Consideration of Proposals for Pool Motor

a. Hanley Pools LLC - \$3,583.00

b. Pending

Consideration of this item was postponed until the next meeting pending an additional proposal. Mr. Beckett will provide Ms. Ramirez with contact information for another vendor.

3. Exhibit 11: Consideration of Proposals for Monument Cleaning

Ms. Ramirez affirmed the scope of work was the same for all vendors.

a. Xcellent Xteriors – \$975.00

b. Jayman Enterprises LLC - \$2,100.00

c. (*Vendor Not Stated*) - \$4,362.60

On a MOTION by Mr. Spiess, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board approved Xcellent Xteriors proposal #593 to clean the monument in the amount of \$975.00, for Panther Trace II Community Development District.

4. Exhibit 12: Facility Use Request (Moschella)

Ms. Ramirez presented the request.

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved Ms. Moschella's Facility Use Request, for Panther Trace II Community Development District.

Ms. Ramirez and Mr. Spiess discussed an incident that occurred during a private event at the clubhouse. Board consensus was to require a fee to cover the presence of a facilities representative for the duration of a private event.

Ms. Ramirez advised that Mr. Gallo will provide an update on the security proposals at the next meeting.

Discussion followed regarding a resident dumping landscape debris on District property. Staff were asked to send a letter to the resident requesting its removal.

A parking matter was discussed.



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

Ms. Ramirez was asked to obtain quotes for additional bleachers for the tennis/pickleball courts. Discussion followed on utilizing or donating the existing bleachers that cannot be reinstalled at the former location.

Mr. Beckett was asked to add items to the tickler file – OLM inspections & batting cage surfacing.

EIGHTH ORDER OF BUSINESS: Audience Comments – New Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on October 27, 2025 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.

With the exception of Mr. Steppy, all Supervisors affirmed their intent to attend the next meeting in person.

TENTH ORDER OF BUSINESS: Action Items Summary

District Manager

- Get Stantec's current rates and updated rates. Add approval of new rates to next agenda
- Check on Workers comp insurance – is it required to carry it year round or can the District carry it for a specific month?
- Update landscape RFP (timeline, pet waste stations, & tree trimming)

Tickler List Updates

- OLM inspections
- Batting cage turf

District Counsel

- Send letter to 12604 Belcroft Road. Cost of removal and any additional cost that might be ensued due to grass being killed.

Mr. Russell

- Send input for landscape RFP

ELEVENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Spiess, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:02 p.m., for Panther Trace II Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of*

175 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
176 *based.*

177 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
178 **meeting held on October 27, 2025.**

179 _____
180 ☐ Heath Beckett, Secretary
181 ☐ _____, Assistant Secretary

☐ Jeffrey Spiess, Chair
☐ Clint Miner, Vice Chair



EXHIBIT 11



Panther Trace II

Community Development District

Financial Statements
(Unaudited)

September 30, 2025



Panther Trace II CDD
Balance Sheet
September 30, 2025

	General Fund	Debt Service 2014	TOTAL
1 ASSETS			
2 Operating Account	\$ 208,667	\$ -	\$ 208,667
3 Cash - Debit Card	-	-	-
4 Money Market Account	940,727	-	940,727
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	442,124	442,124
8 Interest Fund	-	-	-
9 Reserve Fund	-	327,553	327,553
10 Redemption - Prepayment Fund	-	10,411	10,411
11 Sinking Fund	-	-	-
12 Accounts Receivable	-	-	-
13 Assessments Receivable (Tax Roll)	-	-	-
14 Due From GF	-	-	-
15 Prepaid Expenses	1,850	-	1,850
16 Deposits	2,867	-	2,867
17 Undeposited Funds	-	-	-
18 TOTAL ASSETS	\$ 1,154,211	\$ 780,087	\$ 1,934,299
19 LIABILITIES			
20 Accounts Payable	\$ 10,504	\$ -	\$ 10,504
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	-	-	-
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	-	-	-
26 TOTAL LIABILITIES	10,504	-	10,504
27 FUND BALANCE			
28 Nonspendable			
29 Prepaid & Deposits	4,717	-	4,717
30 Capital Reserves	424,140	-	424,140
31 Operating Capital	288,834	-	288,834
32 Unassigned	426,016	780,087	1,206,104
33 TOTAL FUND BALANCE	1,143,707	780,087	1,923,795
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,154,211	\$ 780,087	\$ 1,934,299



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

	FY 2025 Adopted Budget	FY 2025 Month of September	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	\$ -	\$ 1,156,539	\$ 4,505	100%
3 Interest Revenue	300	2,973	58,286	57,986	19429%
4 Rental Income	3,000	-	1,275	(1,725)	43%
5 Miscellaneous Revenue	-	250	310	310	
6 TOTAL REVENUES	\$ 1,155,334	\$ 3,223	\$ 1,216,411	\$ 61,076	105%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ 1,000	\$ 8,400	\$ (3,600)	70%
10 Payroll Taxes	918	77	643	(275)	70%
11 Payroll Services Fee	650	50	500	(150)	77%
12 Travel Per Diem	350	-	-	(350)	0%
13 Management Consulting Services	51,170	4,301	51,200	30	100%
14 Office Supplies	750	-	1,292	542	172%
15 Bank Fees	300	-	-	(300)	0%
16 Miscellaneous (Postage and Copies)	50	-	248	198	496%
17 Mass Mailing	1,500	-	1,492	(8)	99%
18 Auditing	3,650	-	3,650	-	100%
19 Regulatory and Permit Fees	175	-	175	-	100%
20 Legal Advertisements	2,000	-	941	(1,059)	47%
21 Engineering Services	4,500	-	4,484	(16)	100%
22 Legal Services	20,000	397	10,147	(9,853)	51%
23 Sales Tax	600	-	92	(508)	15%
24 Website Hosting	2,033	1,515	3,447	1,414	170%
25 TOTAL ADMINISTRATIVE	100,646	7,339	86,710	(13,936)	86%
26 INSURANCE					
27 Insurance (General Liability)	35,000	-	36,782	1,782	105%
28 TOTAL INSURANCE	35,000	-	36,782	1,782	105%
29 DEBT SERVICE ADMINISTRATION					
30 Dissemination Agent - Bonds	1,035	-	1,035	-	100%
31 Arbitrage Rebate	650	-	650	-	100%
32 Trustee Fees	6,000	-	4,148	(1,852)	69%
33 TOTAL DEBT SERVICE ADMINISTRATION	7,685	-	5,833	(1,852)	76%
34 SECURITY					
35 Security System - Maintenance & Improve.	1,500	-	-	(1,500)	0%
36 TOTAL SECURITY	1,500	-	-	(1,500)	0%
37 PHYSICAL ENVIRONMENT					
38 Electricity	35,020	3,221	33,032	(1,988)	94%
39 Streetlighting Lease	252,350	19,477	233,895	(18,455)	93%
40 Water	22,660	940	13,421	(9,239)	59%
41 Solid Waste Disposal	2,099	-	1,766	(332)	84%
42 Pest Control	900	28	623	(277)	69%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	234	2,898	(1,737)	63%
44 Facility Maintenance (Lighting, Etc)	3,000	-	-	(3,000)	0%
45 Waterway Management Program - Contract	23,484	2,530	23,366	(118)	99%
46 Waterway Management Program - Other	4,000	3,495	7,131	3,131	178%
47 Landscape Maintenance - Contract	320,000	21,665	266,989	(53,011)	83%
48 Landscape Maintenance - Other	35,000	-	46,377	11,377	133%
49 Irrigation Maintenance	22,480	2,939	21,224	(1,255)	94%
50 Irrigation Compliance Reporting	2,700	225	2,925	225	108%

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Decorative Lights & Maintenance	9,000	901	5,506	(3,494)	61%
52 Signage Repairs	2,000	-	-	(2,000)	0%
53 Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54 TOTAL PHYSICAL ENVIRONMENT	741,827	55,654	659,155	(82,672)	89%
55 CLUBHOUSE & AMENITY ADMINISTRATION					
56 Amenity Management	73,370	5,644	73,060	(310)	100%
57 Amenity Management - (Cell Phone & Reimb Expenses)	600	50	817	217	136%
58 Amenity Maintenance & Improvements	4,000	-	2,724	(1,276)	68%
59 Amenity Employee FICA Taxes	5,613	432	5,638	25	100%
60 Amenity Employee Payroll Services Fee	1,350	100	1,300	(50)	96%
61 Clubhouse Facility Maintenance (Cleaning)	6,420	410	4,920	(1,500)	77%
62 Clubhouse Facility Maintenance - Other	15,000	280	2,569	(12,431)	17%
63 Pool Maintenance - Contract	25,515	-	23,515	(2,000)	92%
64 Pool Permits	425	-	425	0	100%
65 Pool Monitoring	36,000	2,861	18,079	(17,922)	50%
66 Pool Maintenance - Other	5,000	1,792	7,184	2,184	144%
67 Clubhouse Miscellaneous Supplies	4,000	100	2,326	(1,674)	58%
68 Special Events	10,000	-	6,746	(3,254)	67%
69 Playground Maintenance	3,000	-	10,821	7,821	361%
70 Capital Outlay Allowance	78,383	-	128,840	50,457	164%
71 TOTAL CLUBHOUSE & AMENITY ADMINISTRATION	268,676	11,668	288,964	20,288	108%
72 TOTAL EXPENDITURES	1,155,334	74,662	1,077,445	(77,889)	93%
73 REVENUES OVER (UNDER) EXPENDITURES	0	(71,439)	138,966	138,966	
74 OTHER FINANCING SOURCES & USES					
75 Transfers In	-	-	-		
76 Transfers Out	-	-	-		
77 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
76 NET CHANGE IN FUND BALANCE	0	(71,439)	138,966	138,966	
77 Fund Balance - Beginning	833,672		1,004,742	1,004,742	
78 FUND BALANCE - ENDING - PROJECTED	\$ 833,672		\$ 1,143,707	\$ 1,282,673	
79 ANALYSIS OF FUND BALANCE					
80 NONSPENDABLE	3,572		4,717		
81 PREPAID & DEPOSITS	-		-		
82 CAPITAL RESERVES	424,140		424,140		
83 OPERATING CAPITAL	288,834		288,834		
84 UNASSIGNED	117,126		426,016		
85 TOTAL FUND BALANCE	833,672		1,143,707		



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 September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 818,606	\$ 821,804	\$ 3,197
3 Interest Revenue	-	30,074	30,074
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	10,380	10,380
6 TOTAL REVENUES	818,606	862,257	43,651
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	35,591	34,021
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	35,591	34,021
21 Fund Balance - Beginning		744,497	744,497
22 FUND BALANCE - ENDING - PROJECTED	\$ 1,570	\$ 780,087	\$ 778,517
<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	100418	ADVANCED ENERGY SOLUTIONS	Invoice: 12295 (Reference: Maintenance on kid splash pad.)		649.49	133,649.10
05/13/2025	100419	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 332155 (Reference: Landscape maintenance May25.)		21,664.50	111,984.60
05/13/2025	100420	REMSON AQUATICS	Invoice: 118195 (Reference: Quarterly service Jan- Mar.) Invoice: 118194 (Reference: May Lake...		4,041.00	107,943.60
05/13/2025	100421	STRALEY ROBIN VERICKER	Invoice: 26435 (Reference: Professional legal services rendered.)		1,480.50	106,463.10
05/13/2025	01ACH051325	TECO	12821 Balm Riverview Road Well 3.15.25- 4.14.25		277.11	106,185.99
05/14/2025	2691	FLA Pools Inc	Clean out deck train and check lift pump		375.00	105,810.99
05/14/2025	01ACH051425	HILLSBOROUGH COUNTY HEALTH DEPT.	Panther Trace 2 Pool Permits		425.35	105,385.64
05/14/2025	02ACH051425	TECO	12451 Evington Point Dr Pmp 3.18.25- 4.15.25		22.53	105,363.11
05/14/2025	03ACH051425	TECO	Summary Bill 03.18.25- 04.15.25		2,776.08	102,587.03

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

Date	Number	Name	Memo	Deposits	Payments	Balance
06/24/2025	01ACH062425	BANK UNITED VISA CC	office supplies		141.85	43,726.51
06/24/2025	02ACH062425	TECO	Summary Bill 04.16.25- 05.15.25		19,421.21	24,305.30
06/26/2025	01ACH062625	FRONTIER COMMUNICATIONS	Internet/Phone 06.01.25- 06.30.25		234.19	24,071.11
06/27/2025	2706	ANNA RAMIREZ	Reimbursement For Trash Removal		175.00	23,896.11
06/30/2025			Interest	7.00		23,903.11
06/30/2025	End of Month			7.00	116,272.75	23,903.11
07/01/2025			Deposit	2,735.00		26,638.11
07/03/2025	100437	VANGUARD CLEANING SYSTEMS	Invoice: 114632 (Reference: monthly service cleaning.)		410.00	26,228.11
07/03/2025	100438	Vesta District Services	Invoice: 427214 (Reference: Management fees.)		4,301.42	21,926.69
07/03/2025	070325PR1	ANNA RAMIREZ	Payroll 6/16/25 - 6/29/25		2,332.76	19,593.93
07/03/2025	070325PR2	Engage PEO	Payroll 6/16/25 - 6/29/25		805.04	18,788.89
07/03/2025	070325BOS1	DAVID STEPPY	BOS MTG 6/23/25		184.70	18,604.19
07/03/2025	070325BOS2	Engage PEO	BOS MTG 6/23/25		141.80	18,462.39
07/03/2025	070325BOS3	Rowland C. Miner	BOS MTG 6/23/25		184.70	18,277.69
07/03/2025	070325BOS4	Steven T. Russell	BOS MTG 6/23/25		184.70	18,092.99
07/07/2025			Funds Transfer	260,000.00		278,092.99
07/08/2025	2707	Ja'Meyre Wallace	Payroll Monitor 6/23/25 - 7/06/25		1,140.00	276,952.99
07/08/2025	2708	Jalyn Wallace	Payroll Monitor 6/23/25 - 7/06/25		855.00	276,097.99
07/08/2025	100439	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 343003 (Reference: Landscape Maintenance Agreement July25.) Invoice: 343754 (Referen...		22,076.04	254,021.95
07/08/2025	100440	BUSINESS OBSERVER	Invoice: 25-01947H (Reference: Notice of Public Hearing.)		168.44	253,853.51
07/08/2025	100441	Galaxy Pro Pools LLC	Invoice: 3960 (Reference: July 2025 services.)		2,126.25	251,727.26
07/10/2025	01ACH071025	BOCC	11518 Newgate Crest Dr 5.27.25- 6.26.25		1,476.97	250,250.29
07/11/2025	01ACH071125	TECO	12821 Balm Riverview Road Well 05.15.25- 06.13.25		266.10	249,984.19
07/14/2025	100442	REMSON AQUATICS	Invoice: 118362 (Reference: July Lake Maintenance.)		1,585.00	248,399.19
07/14/2025	100443	STRALEY ROBIN VERICKER	Invoice: 26764 (Reference: General Matters June 25.)		1,982.50	246,416.69
07/14/2025	100444	GHS ENVIRONMENTAL, LLC	Invoice: 2025-400 (Reference: Monthly Meter Readings.)		225.00	246,191.69
07/14/2025	100445	BUSINESS OBSERVER	Invoice: 25-01970H (Reference: Notice of Public Hearing and Board of Supervisors Meeting 7/28/25...		78.75	246,112.94
07/14/2025	100446	Alphagraphics Tampa Print	Invoice: 251473 (Reference: Postage,2sided letters and envelopes.)		1,491.54	244,621.40
07/14/2025	01ACH071425	TECO	12451 Evington Point Dr Pmp 05.16.25- 06.16.25		24.72	244,596.68
07/14/2025	02ACH071425	TECO	Summary Bill 05.16.25- 06.16.25		2,780.40	241,816.28
07/17/2025	100447	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 345061 (Reference: #343377 - Proposed Wet Check Repairs from 5-22-25 - Belcroft control...		1,836.83	239,979.45
07/18/2025	071825PR1	ANNA RAMIREZ	Payroll 6/30/25 - 7/13/25		2,282.76	237,696.69
07/18/2025	071825PR2	Engage PEO	Payroll 6/30/25 - 7/13/25		805.02	236,891.67
07/21/2025	100448	HOME TEAM PEST DEFENSE	Invoice: 111283405 (Reference: pest control service.)		130.80	236,760.87
07/23/2025	2709	Ja'Meyre Wallace	Payroll Monitor 07/07/25 - 07/20/25		1,076.25	235,684.62
07/23/2025	2710	Jalyn Wallace	Payroll Monitor 07/07/25 - 07/20/25		855.00	234,829.62
07/23/2025	01ACH072325	TECO	Summary Bill 04.16.25- 05.15.25		19,716.42	215,113.20
07/24/2025	100449	BUSINESS OBSERVER	Invoice: 24-03362H (Reference: Meeting Notice 11/25/24.)		70.00	215,043.20
07/28/2025	01ACH072825	FRONTIER COMMUNICATIONS	Internet/Phone 07.01.25-07.31.25		233.06	214,810.14
07/30/2025	01ACH073025	BANK UNITED VISA CC	office supplies		306.28	214,503.86
07/31/2025	100450	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 346598 (Reference: #342284 - Dead Palm-Cambray.) Invoice: 346652 (Reference: #351531...		9,692.47	204,811.39
07/31/2025			Interest	16.86		204,828.25
07/31/2025	End of Month			262,751.86	81,826.72	204,828.25
08/01/2025	01ACH080125	FCC Environmental Services Florida LLC	Monthly Fee - July2025		198.76	204,629.49
08/01/2025	080125PR1	ANNA RAMIREZ	Payroll 7/14/25 - 7/27/25		2,332.76	202,296.73
08/01/2025	080125PR2	Engage PEO	Payroll 7/14/25 - 7/27/25		805.04	201,491.69
08/04/2025	100451	VANGUARD CLEANING SYSTEMS	Invoice: 114908 (Reference: monthly service cleaning.)		410.00	201,081.69
08/05/2025	2711	Abigayle Spiess	Payroll Monitor 7/21/25 - 8/03/25		303.75	200,777.94
08/05/2025	2712	Ethan Spiess	Payroll Monitor 7/21/25 - 8/03/25		600.00	200,177.94
08/05/2025	2713	Ja'Meyre Wallace	Payroll Monitor 7/21/25 - 8/03/25		495.00	199,682.94
08/05/2025	2714	Jalyn Wallace	Payroll Monitor 7/21/25 - 8/03/25		480.00	199,202.94
08/06/2025	100452	REMSON AQUATICS	Invoice: 118441 (Reference: August Lake Maintenance.)		1,585.00	197,617.94

Date	Number	Name	Memo	Deposits	Payments	Balance
08/06/2025	100453	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 333163 (Reference: #335333 - Wet Check Repairs controller A from check on 4-7-25.) I...		23,244.45	174,373.49
08/07/2025	01ACH080725	BOCC	11518 Newgate Crest Dr 06.26.25- 07.25.25		1,146.21	173,227.28
08/08/2025	2715	FLA Pools			2,342.50	170,884.78
08/08/2025	2716	Thomas Hicks	Santa & Mrs. Claus for Annual Holiday Party 12/14/2025		225.00	170,659.78
08/08/2025	080825BOS1	DAVID STEPPY	BOS MTG 7/28/25		184.70	170,475.08
08/08/2025	85	Geraldine Peterkin	BOS MTG 7/28/25		184.70	170,290.38
08/08/2025	86	JEFFREY A. SPIESS	BOS MTG 7/28/25		184.70	170,105.68
08/08/2025	080825BOS2	Rowland C. Miner	BOS MTG 7/28/25		184.70	169,920.98
08/08/2025	080825BOS3	Steven T. Russell	BOS MTG 7/28/25		184.70	169,736.28
08/08/2025	080825BOS4	Engage PEO	BOS MTG 7/28/25		203.00	169,533.28
08/12/2025	100454	Galaxy Pro Pools LLC	Invoice: 4011 (Reference: August Pool Services.)		2,126.25	167,407.03
08/12/2025	100455	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 345063 (Reference: #343472 - Controller C inspection repairs needed..)		727.01	166,680.02
08/12/2025	01ACH081225	TECO	12821 Balm Riverview Road Well 06.14.25- 07.15.25		267.24	166,412.78
08/13/2025	01ACH081325	TECO	Summary Bill 06.17.25- 07.16.25		2,780.40	163,632.38
08/13/2025	02ACH081325	TECO	12451 Evington Point Dr Pmp 06.17.25- 07.16.25		23.26	163,609.12
08/14/2025	100456	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 350421 (Reference: #352387 - Soil Amendments for Contractual Annuals.)		191.00	163,418.12
08/14/2025			Deposit	410.00		163,828.12
08/15/2025	081525PR1	ANNA RAMIREZ	Payroll 7/28/25 - 8/10/25		2,282.77	161,545.35
08/15/2025	081525PR2	Engage PEO	Payroll 7/28/25 - 8/10/25		805.02	160,740.33
08/19/2025	2717	Abigayle Spiess	Payroll Monitor 8/04/25 - 8/17/25		300.00	160,440.33
08/19/2025	2718	Ethan Spiess	Payroll Monitor 8/04/25 - 8/17/25		172.50	160,267.83
08/19/2025	2719	Ja'Meyre Wallace	Payroll Monitor 8/04/25 - 8/17/25		750.00	159,517.83
08/19/2025	2720	Jalyn Wallace	Payroll Monitor 8/04/25 - 8/17/25		600.00	158,917.83
08/20/2025	100457	STRALEY ROBIN VERICKER	Invoice: 26931 (Reference: General Matters July 25.)		1,371.00	157,546.83
08/20/2025	100458	Vesta District Services	Invoice: 428115 (Reference: Management Fees Aug 25.)		4,301.42	153,245.41
08/21/2025	2721	US Bank Tax distribution	Tax Distribution DS 2014		24,983.07	128,262.34
08/21/2025	100459	GHS ENVIRONMENTAL, LLC	Invoice: 2025-458 (Reference: Monthly meter reading.)		225.00	128,037.34
08/22/2025	01ACH082225	TECO	Summary Bill 04.16.25- 05.15.25		19,629.18	108,408.16
08/25/2025	01ACH082525	BANK UNITED VISA CC	office supplies		322.22	108,085.94
08/26/2025	01ACH082625	FRONTIER COMMUNICATIONS	Internet/Phone 08.01.25- 08.31.25		233.55	107,852.39
08/29/2025	082925PR1	ANNA RAMIREZ	Payroll 8/10/25 - 8/24/25		2,282.76	105,569.63
08/29/2025	082925PR2	Engage PEO	Payroll 8/10/25 - 8/24/25		805.04	104,764.59
08/29/2025			Interest	13.65		104,778.24
08/31/2025		End of Month		423.65	100,473.66	104,778.24
09/03/2025	01ACH090325	FCC Environmental Services Florida LLC	1202000 · Accounts Payable		198.76	104,579.48
09/04/2025	2722	Collins PREK-8 PTSA	1202000 · Accounts Payable		1,250.00	103,329.48
09/04/2025	100460	VANGUARD CLEANING SYSTEMS	1202000 · Accounts Payable		410.00	102,919.48
09/04/2025	100461	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	1202000 · Accounts Payable		22,590.03	80,329.45
09/04/2025	100462	GHS ENVIRONMENTAL, LLC	1202000 · Accounts Payable		225.00	80,104.45
09/08/2025	2723	VANGUARD CLEANING SYSTEMS	1202000 · Accounts Payable		410.00	79,694.45
09/08/2025	01ACH090825	BOCC	1202000 · Accounts Payable		1,407.00	78,287.45
09/08/2025	2724	Tony's Plumbing Solutions, LLC	1202000 · Accounts Payable		280.00	78,007.45

Date	Number	Name	Memo	Deposits	Payments	Balance
09/08/2025	2725	Vincent Baggio LLC	1202000 · Accounts Payable		192.50	77,814.95
09/08/2025	100463	Galaxy Pro Pools LLC	1202000 · Accounts Payable		2,126.25	75,688.70
09/08/2025	100464	REMSON AQUATICS	1202000 · Accounts Payable		4,383.00	71,305.70
09/09/2025			1150001 · Money Market - BU	185,000.00		256,305.70
09/09/2025	2726	Abigayle Spiess	1202000 · Accounts Payable		300.00	256,005.70
09/09/2025	2727	Ethan Spiess	1202000 · Accounts Payable		990.00	255,015.70
09/09/2025	100465	Vesta District Services	1202000 · Accounts Payable		4,301.42	250,714.28
09/10/2025	01ACH091025	TECO	1202000 · Accounts Payable		272.92	250,441.36
09/11/2025	100466	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	1202000 · Accounts Payable		924.02	249,517.34
09/11/2025	100467	FLA Pools	1202000 · Accounts Payable		225.00	249,292.34
09/11/2025	01ACH091125	TECO	1202000 · Accounts Payable		2,780.40	246,511.94
09/12/2025	091225PR1	ANNA RAMIREZ	1202000 · Accounts Payable		2,332.76	244,179.18
09/12/2025	091225PR2	Engage PEO	1202000 · Accounts Payable		805.04	243,374.14
09/12/2025	091225BOS1	DAVID STEPPY	1202000 · Accounts Payable		184.70	243,189.44
09/12/2025	091225BOS2	Engage PEO	1202000 · Accounts Payable		203.00	242,986.44
09/12/2025	091225BOS3	Geraldine Peterkin	1202000 · Accounts Payable		184.70	242,801.74
09/12/2025	87	JEFFREY A. SPIESS	1202000 · Accounts Payable		184.70	242,617.04
09/12/2025	091225BOS4	Rowland C. Miner	1202000 · Accounts Payable		184.70	242,432.34
09/12/2025	091225BOS5	Steven T. Russell	1202000 · Accounts Payable		184.70	242,247.64
09/16/2025	2728	Abigayle Spiess	1202000 · Accounts Payable		495.00	241,752.64
09/17/2025			1363050 · Miscellaneous Revenue	250.00		242,002.64
09/18/2025	2729	Affordable Backflow Testing	1202000 · Accounts Payable		50.00	241,952.64
09/22/2025	01ACH092225	TECO	1202000 · Accounts Payable		19,632.48	222,320.16
09/22/2025	100468	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	1202000 · Accounts Payable		678.93	221,641.23
09/22/2025	100469	STANTEC CONSULTING SERVICES	1202000 · Accounts Payable		4,040.50	217,600.73
09/22/2025	100470	STRALEY ROBIN VERICKER	1202000 · Accounts Payable		396.50	217,204.23
09/23/2025	2730	Abigayle Spiess	1202000 · Accounts Payable		720.00	216,484.23
09/23/2025	2731	Ethan Spiess	1202000 · Accounts Payable		356.25	216,127.98
09/24/2025	01ACH092425	BANK UNITED VISA CC	1202000 · Accounts Payable		100.00	216,027.98
09/25/2025	2732	Xcellent Xteriors, LLC	1202000 · Accounts Payable		901.08	215,126.90
09/25/2025	2733	Hanley Pools LLC	1202000 · Accounts Payable		1,791.50	213,335.40
09/26/2025	01ACH092625	FRONTIER COMMUNICATIONS	1202000 · Accounts Payable		233.77	213,101.63
09/26/2025	092625PR1	ANNA RAMIREZ	1202000 · Accounts Payable		2,282.76	210,818.87
09/26/2025	092625PR2	Engage PEO	1202000 · Accounts Payable		805.04	210,013.83
09/30/2025	100471	HOME TEAM PEST DEFENSE	1202000 · Accounts Payable		27.50	209,986.33
09/30/2025	100472	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	1202000 · Accounts Payable		1,336.18	208,650.15
09/30/2025			1463100 · Interest Income GF	16.54		208,666.69
09/30/2025	End of Month			185,266.54	81,378.09	208,666.69



EXHIBIT 12





Proposal

Proposal No.: 363246

Proposed Date: 09/20/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Controller C - zone 25 - replace 1 station decoder

Controller C - zone 25

Replace faulty ICD100 Hunter 1 station decoder that is no longer under warranty.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Decoder replacement					
Control Components					\$340.51
Irrigation Tech Labor	1.00	HR	\$50.00	\$50.00	
Hunter ICD Decoder 1 station for use with ACC Controllers	1.00	EA	\$285.37	\$285.37	
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack	0.10	BG	\$51.40	\$5.14	
				Total:	\$340.51



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





Proposal

Proposal No.: 363190

Proposed Date: 09/19/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Leak in main line 9-18-25

During the wet check on 9-18-25 the technician found a leak in the main lie. There is a small leak in the 4-inch main line and this must be repaired.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$391.74
Irrigation Tech Labor	4.00	HR	\$50.00	\$200.00	
NDS Pro-Span Expansion Repair Coupling PVC Socket x Spigot 2 in. SLIP FIX	1.00	EA	\$174.33	\$174.33	
Sch 40 PVC Coupling 4 in. Socket	1.00	EA	\$17.41	\$17.41	
				Total:	\$391.74



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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Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

