



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

November 17, 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, November 17, 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, November 17, 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](#)
 - 1. Consideration of Remson Aquatics Proposal #2205 for Pond 33 Littoral Shelf Planting - \$4,593.75 [EXHIBIT 2](#)
- B. Presentation of Landscape Maintenance Report – *David Manfrin, LMP* [EXHIBIT 3](#)
 - 1. Consideration of LMP Proposals:
- C. Presentation of District Counsel Report – *Michael Broadus, Straley, Robin, Vericker*
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*



PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

November 17, 2025 Agenda

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FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
 - 1. Review of Tickler List [EXHIBIT 4](#)
 - 2. Consideration of LLS Tax Solutions Engagement Letter for Series 2014 2025 and 2026 Arbitrage Reporting - \$650.00/Yr [EXHIBIT 5](#)
 - 3. Adoption of **Resolution 2026-01, Requesting Supervisor of Election Hold District's FY 2026 General Election** [EXHIBIT 6](#)
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* [EXHIBIT 7](#)
 - 1. Consideration of Facilities Proposals:

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 27, 2025 [EXHIBIT 8](#)
- B. Acceptance of the September 2025 Unaudited Financial Report [EXHIBIT 9](#)
- C. Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2014 Indicating No Rebate Requirement Liability as of September 25, 2025 [EXHIBIT 10](#)

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, December 15, 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.

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Pond: 21

Comments:

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



Pond: 22

Comments:

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

Liter and debris were removed.



Pond: 23

Comments:

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:

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.

Almost dry

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.



Pond: 36

Comments:

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

Torpedo grass was present and treated during this maintenance event.

Liter and debris were removed.



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.

Almost dry

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 November 7th and 11th 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 but are also losing volume due to lack of rain events. 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 11, 13, 21, 22, 29, 30, 32,
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 29

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

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

EXHIBIT 2



ESTIMATE

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579

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



DPFG, Inc.:Panther Trace II CDD

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

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

Estimate details
Estimate no.: 2205
Estimate date: 09/22/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Estimate Proposal	Proposal for the planting of pond 33 littoral shelf The area is 11,100 sq. ft. and requires 1225 herbaceous plants Arrowhead, Bulrush, and pickerelweed	1	\$4,593.75	\$4,593.75
Total						\$4,593.75

Accepted dateAccepted by



EXHIBIT 3

PENDING



EXHIBIT 4



Panther Trace II Community Development District

Tickler File (in no particular order)

1. Balm Riverview/Panther Trace Blvd. N.E. Entrance Signage
2. 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
9. LMP Proposal #367463 to Sod Tennis Court Perimeter - \$1,740.00



EXHIBIT 5





LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

October 23, 2025

Panther Trace II Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Panther Trace II Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$11,775,000 Panther Trace II Community Development District (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that



the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two annual bond years beginning September 26, 2025, through the period ending September 25, 2027, is \$1,300, which is \$650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.



ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Panther Trace II Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



EXHIBIT 6



RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2026.

WHEREAS, the Panther Trace II Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **three (3)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 1, Currently held by Clint Miner	Length of term: Four-years
Seat No. 2, Currently held by David Steppy	Length of term: Four-years
Seat No. 3, Currently held by Jeffrey Spiess	Length of term: Four-years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026 through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.



Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 17th day of November, 2025.

ATTEST:

**PANTHER TRACE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: Heath Beckett
☐ Secretary

By: _____
Print Name: Jeffrey Spiess
Chairperson



EXHIBIT 7

PENDING



EXHIBIT 8



1 **MINUTES OF MEETING**

2 **PANTHER TRACE II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Panther Trace II Community
5 Development District was held on Monday, October 27, 2025 at 6:30 p.m., at the Panther
6 Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

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

10 Present and constituting a quorum were:

11 Clint Miner (S1)	Board Supervisor, Vice Chair
12 Jeffrey Spiess (S3)	Board Supervisor, Chair
13 Geri Peterkin (S4)	Board Supervisor, Assistant Secretary
14 Steven Russell (S5)	Board Supervisor, Assistant Secretary

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Anna Ramirez	Facilities Manager
18 Michael Broadus	District Counsel, Straley, Robin, Vericker (Virtually)
19 Tyson Waag	District Engineer, Stantec (Virtually)
20 Matt Remson	Account Manager, Remson Aquatics
21 David Manfrin	Account Manage, LMP

22 **SECOND ORDER OF BUSINESS:**

PLEDGE OF ALLEGIANCE

23 **THIRD ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS

24 There being none, the next item followed.

25 **FOURTH ORDER OF BUSINESS:**

OPERATIONS AND MAINTENANCE

26 A. EXHIBIT 1: Presentation of Aquatic Maintenance Report – *Matt Remson, Remson*
27 *Aquatics*

28 Mr. Remson presented the Aquatics Maintenance Report and discussed the
29 impact of the weather on algae growth, treatment efficacy and water levels, and
30 his observations of shoreline vegetation and grasses.

31 1. WALK-ON EXHIBIT A: Consideration of Remson Aquatics Proposal #2211
32 to Stock Grass Carp - \$5,459.00

33 Discussion followed on the benefits of stocking the fish for vegetation
34 control.

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved Remson Aquatics proposal #2211 to stock Grass Carp in ponds 29, 30, 32, 33, and 35 for the amount of \$3,639.00, for Panther Trace II Community Development District.

It was requested that a log be kept of the ponds stocked and the date they were stocked.

Proposal #2212 in the amount of \$1,876.00 to scoop algae out of pond 35 was presented in response to a resident's request. The Board declined to consider the proposal.

B. EXHIBIT 2: Presentation of Landscape Maintenance Report – *David Manfrin, LMP*

Mr. Manfrin reviewed the completed and scheduled landscape projects, discussed the mowing schedule, and the HOA President's request to adjust the sprinkler schedule as it is impacting pedestrians, particularly school children, in the mornings.

1. EXHIBIT 3: Consideration of LMP Proposals for Irrigation Repairs (Total ~~\$3,765.71~~ \$4,708.21):

- 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
- f. #369310 (Walk on) Irrigation pump Repairs - \$942.50

On a MOTION by Mr. Spiess, SECONDED by Mr. Russell, WITH ALL IN FAVOR, the Board approved six (6) LMP irrigation repair proposals (#363188, 363182, 363244, 363245, 363247, and 369310) for a total amount of \$4,78.21, for Panther Trace II Community Development District.

2. EXHIBIT 4: Consideration of LMP Proposal #367463 to Sod Tennis Court Perimeter - \$1,740.00

Supervisors queried irrigation availability for new sod. The Board requested this item be held for six months and added to the tickler list.

3. EXHIBIT 5: Consideration of LMP Proposal #367373 to Remove Landscape Debris Dumped on District Property - \$340.00

Mr. Broadus recommended the Board approve the debris removal and invoice the responsible resident for the removal and any repairs to damaged District property.

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved LMP proposal #367373 to remove landscape debris dumped on District property in the amount of \$340.00, for Panther Trace II Community Development District.

Mr. Beckett and Mr. Broadus will coordinate to send the invoices requesting reimbursement for the debris removal and landscape repairs.

Regarding a Hillsborough County water violation notice, Board consensus was to pay the fine. Discussion followed on the date of the first violation and the watering schedule. Mr. Russell will contact Hillsborough County for further information on a variance due to the current watering schedule not allowing all zones to be watered.

C. Presentation of District Counsel Report – *Michael Broadus, Straley, Robin, Vericker*

Mr. Broadus brief Supervisors on his edits for the landscape RFP instructions and project manual.

D. Presentation of District Engineer Report – *Tyson Waag, Stantec*

A representative of Stantec was not present.

A query was made regarding the current rate table that was requested at the last meeting.

E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*

1. EXHIBIT 6: Review of Revised Landscape and Maintenance Services Request for Proposal Project Manual

This item was discussed prior to IV.C. Presentation of District Counsel Report.

Discussion followed on the proposed edits and timeline. Mr. Broadus discussed an addendum to the project manual in response to vendor questions. Board consensus was for the pre-bid meeting to be mandatory. Mr. Beckett will confirm there are no references to OLM inspections in the RFP.

On a MOTION by Mr. Spiess, SECONDED by Ms. Peterkin, WITH ALL IN FAVOR, the Board accepted the landscape and irrigation project manual as revised, for Panther Trace II Community Development District.

Mr. Beckett advised that another Vesta Manager would be facilitating on his behalf for the November meeting.

2. EXHIBIT 7: Review of Tickler List

Discussion on Workers' Compensation insurance for volunteers followed.

A question was asked regarding Hillsborough County's schedule for resurfacing the roads.

F. EXHIBIT 8: Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez discussed various events at the amenity center, notifications for CDD meetings, and facility maintenance projects.

1. Consideration of Facilities Proposals:

a. EXHIBIT 9: Pool Filtration Motor Replacement

i. Hanley Pools LLC - \$3,583.00 – *Previously Presented*

ii. *Pending*

Ms. Ramirez advised that the Chair had approved the motor replacement prior to the meeting.

b. Access Monitoring System

c. Cameras

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 22, 2025

B. EXHIBIT 11: Acceptance of the September 2025 Unaudited Financial Report

C. EXHIBIT 12: Ratification of Approval of Irrigation Repair Proposals:

1. #363246 for Controller C Decoder Replacement - \$340.51

2. #363190 for 4" Main Line Irrigation Repair - \$391.74

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

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS (*Includes Next Meeting Agenda Items*)

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

Comments were heard on fishing in the District's ponds and clarification of the amenity rules, as well as items not pertaining to the CDD.

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on Monday, November 17, 2025 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.

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

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

LMP

- Look at variance for watering

District Manager

- Invite Hillsborough County representative to meeting to discuss road repairs
- Discuss mowing frequency with LMP
- Add discussion on amenity rules to next agenda

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:26 p.m., for Panther Trace II Community Development District.

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

Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on , November 17, 2025.

☐ Heath Beckett, Secretary

☐ _____, Assistant Secretary

☐ Jeffrey Spiess, Chair

☐ Clint Miner, Vice Chair

EXHIBIT 9



Panther Trace II Community Development District

Financial Statements
(Unaudited)

October 31, 2025



Panther Trace II CDD
Balance Sheet
October 31, 2025

	General Fund	Debt Service 2014	TOTAL
1 <u>ASSETS</u>			
2 Operating Account	\$ 117,606		\$ 117,606
3 Cash - Debit Card			-
4 Money Market Account	943,514		943,514
5 Petty Cash	100		100
6 Trust Accounts:			
7 Revenue Fund		444,589	444,589
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)	1,152,035	818,606	1,970,641
14 Due From GF			-
15 Prepaid Expenses	1,850		1,850
16 Deposits	2,867		2,867
17 Undeposited Funds			-
18 <u>TOTAL ASSETS</u>	<u>\$ 2,217,972</u>	<u>\$ 1,601,159</u>	<u>\$ 3,819,131</u>
19 <u>LIABILITIES</u>			
20 Accounts Payable	\$ 31,775		\$ 31,775
21 Sales Tax Payable			-
22 Deferred Revenue (Tax Roll)	1,152,035	818,606	1,970,641
23 Accrued Expenditures			-
24 Due To Developer			-
25 Due To Other Funds			-
26 <u>TOTAL LIABILITIES</u>	<u>1,183,810</u>	<u>818,606</u>	<u>2,002,416</u>
27 <u>FUND BALANCE</u>			
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	316,472	782,553	1,099,024
33 <u>TOTAL FUND BALANCE</u>	<u>1,034,163</u>	<u>782,553</u>	<u>1,816,716</u>
34 <u>TOTAL LIABILITIES & FUND BALANCE</u>	<u>\$ 2,217,972</u>	<u>\$ 1,601,159</u>	<u>\$ 3,819,131</u>

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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments - On Roll	\$ 1,152,035			\$ (1,152,035)	0%
3 Interest Revenue	300	2,801	2,801	2,501	934%
4 Rental Income	3,000	1,300	1,300	(1,700)	43%
5 Miscellaneous Revenue	-	80	80	80	
6 TOTAL REVENUES	\$ 1,155,335	\$ 4,181	\$ 4,181	\$ (1,151,153)	0%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ 1,000	\$ 1,000	\$ (11,000)	8%
10 Payroll Taxes	918	77	77	(842)	8%
11 Payroll Services Fee	650	50	50	(600)	8%
12 Travel Per Diem	350			(350)	0%
13 Management Consulting Services	51,170	4,264	4,264	(46,906)	8%
14 Office Supplies	750			(750)	0%
15 Bank Fees	300	279	279	(21)	93%
16 Miscellaneous (Postage and Copies)	200	21	21	(179)	10%
17 Mass Mailing	1,500			(1,500)	0%
18 Auditing	3,800			(3,800)	0%
19 Regulatory and Permit Fees	175			(175)	0%
20 Legal Advertisements	1,000	72	72	(928)	7%
21 Engineering Services	4,500			(4,500)	0%
22 Legal Services	20,000	-	-	(20,000)	0%
23 Sales Tax	600	65	65	(535)	11%
24 Website Hosting	2,033	42	42	(1,991)	2%
25 TOTAL ADMINISTRATIVE	99,946	5,869	5,869	(94,077)	6%
26 INSURANCE					
27 Insurance (General Liability)	38,622	38,388	38,388	(234)	99%
28 TOTAL INSURANCE	38,622	38,388	38,388	(234)	99%
29 DEBT SERVICE ADMINISTRATION					
30 Dissemination Agent - Bonds	1,072			(1,072)	0%
31 Arbitrage Rebate	650	650	650	-	100%
32 Trustee Fees	4,500			(4,500)	0%
33 TOTAL DEBT SERVICE ADMINISTRATION	6,222	650	650	(5,572)	10%
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	3,155	3,155	(31,865)	9%
39 Streetlighting Lease	245,000	19,686	19,686	(225,314)	8%
40 Water	20,000	1,217	1,217	(18,783)	6%
41 Solid Waste Disposal	2,099	-	-	(2,099)	0%
42 Pest Control	1,000	131	131	(869)	13%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	235	235	(4,400)	5%
44 Facility Maintenance (Lighting, Etc)	1,500	-	-	(1,500)	0%
45 Waterway Management Program - Contract	23,598	1,585	1,585	(22,013)	7%
46 Waterway Management Program - Other	4,000	-	-	(4,000)	0%
47 Landscape Maintenance - Contract	310,000	21,665	21,665	(288,336)	7%
48 Landscape Maintenance - Other	35,000			(35,000)	0%
49 Irrigation Maintenance	17,500	3,260	3,260	(14,240)	19%
50 Irrigation Compliance Reporting	2,700	225	225	(2,475)	8%

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
51 Decorative Lights & Maintenance	9,000	-	-	(9,000)	0%
52 Signage Repairs	2,000	-	-	(2,000)	0%
53 Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54 TOTAL PHYSICAL ENVIRONMENT	715,552	51,158	51,158	(664,394)	7%
55 CLUBHOUSE & AMENITY ADMINISTRATION					
56 Amenity Management	73,800	5,694	5,694	(68,106)	8%
57 Amenity Management - (Cell Phone & Reimb Expenses)	600	-	-	(600)	0%
58 Amenity Maintenance & Improvements	4,000	-	-	(4,000)	0%
59 Amenity Employee FICA Taxes	5,646	432	432	(5,214)	8%
60 Amenity Employee Payroll Services Fee	1,350	100	100	(1,250)	7%
61 Clubhouse Facility Maintenance (Cleaning)	6,420	1,485	1,485	(4,935)	23%
62 Clubhouse Facility Maintenance - Other	10,000	433	433	(9,567)	4%
63 Pool Maintenance - Contract	25,515	2,801	2,801	(22,714)	11%
64 Pool Permits	425	-	-	(425)	0%
65 Pool Monitoring	36,000	1,076	1,076	(34,924)	3%
66 Pool Maintenance - Other	5,000	1,917	1,917	(3,084)	38%
67 Clubhouse Miscellaneous Supplies	4,000	195	195	(3,805)	5%
68 Special Events	10,000	1,951	1,951	(8,049)	20%
69 Playground Maintenance	3,000	-	-	(3,000)	0%
70 Capital Outlay Allowance	78,383	-	-	(78,383)	0%
71 TOTAL CLUBHOUSE & AMENITY ADMINISTRATION	264,139	16,084	16,084	(248,055)	6%
72 BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	29,354	-	-	-	-
73 TOTAL EXPENDITURES	1,155,335	112,148	112,148	(1,043,186)	10%
74 REVENUES OVER (UNDER) EXPENDITURES	-	(107,967)	(107,967)	(107,967)	
75 OTHER FINANCING SOURCES & USES					
76 Transfers In	-	-	-	-	-
77 Transfers Out	-	-	-	-	-
78 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
77 NET CHANGE IN FUND BALANCE	-	(107,967)	(107,967)	(107,967)	
78 Fund Balance - Beginning	1,004,741	-	1,142,130	1,142,130	-
79 FUND BALANCE - ENDING - PROJECTED	\$ 1,004,741		\$ 1,034,163	\$ 926,195	
80 ANALYSIS OF FUND BALANCE					
81 NONSPENDABLE	3,572		4,717		
82 PREPAID & DEPOSITS	-		-		
83 CAPITAL RESERVES	424,140		424,140		
84 OPERATING CAPITAL	288,834		288,834		
85 UNASSIGNED	288,195		316,472		
86 TOTAL FUND BALANCE	1,004,741		1,034,163		

Panther Trace II CDD
Debt Service Fund - Series 2014
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 818,606	\$ -	\$ (818,606)
3 Interest Revenue	-	2,465	2,465
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	-	-
6 TOTAL REVENUES	818,606	2,465	(816,141)
7 EXPENDITURES			
8 Interest Expense			
9 November 1, 2025	136,203		136,203
10 May 1, 2026	136,203		136,203
11 November 1, 2026	125,103		125,103
12 Principal Retirement			
13 May 1, 2026	555,000		555,000
14 TOTAL EXPENDITURES	816,306	-	(816,306)
15 REVENUES OVER (UNDER) EXPENDITURES	2,300	2,465	165
16 OTHER FINANCING SOURCES & USES			
17 Transfers In	-	-	-
18 Transfers Out	-	-	-
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
20 NET CHANGE IN FUND BALANCE	2,300	2,465	165
21 Fund Balance - Beginning		780,087	780,087
22 FUND BALANCE - ENDING - PROJECTED	\$ 2,300	\$ 782,553	\$ 780,253

* financed by prior year revenues

**Panther Trace II CDD
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				208,666.69
10/02/2025			Deposit	1,380.00		210,046.69
10/02/2025	100473	REMSON AQUATICS	Invoice: 118603 (Reference: Lake Dredging.)		3,495.00	206,551.69
10/02/2025	100474	VANGUARD CLEANING SYSTEMS	Invoice: 115482 (Reference: monthly service cleaning.)		410.00	206,141.69
10/02/2025	100475	GHS ENVIRONMENTAL, LLC	Invoice: 2025-589 (Reference: Monthly Meter Readings.)		225.00	205,916.69
10/02/2025	100476	SchoolNow	Invoice: INV-SN-987 (Reference: Website Hosting.)		1,515.00	204,401.69
10/03/2025	100325BOS1	DAVID STEPPY	BOS MTG 9/22/25		184.70	204,216.99
10/03/2025	100325BOS2	Engage PEO	BOS MTG 9/22/25		203.00	204,013.99
10/03/2025	100325BOS3	Geraldine Peterkin	BOS MTG 9/22/25		184.70	203,829.29
10/03/2025	88	JEFFREY A. SPIESS	BOS MTG 9/22/25		184.70	203,644.59
10/03/2025	100325BOS4	Rowland C. Miner	BOS MTG 9/22/25		184.70	203,459.89
10/03/2025	100325BOS5	Steven T. Russell	BOS MTG 9/22/25		184.70	203,275.19
10/07/2025	100477	REMSON AQUATICS	Invoice: 118611 (Reference: October Lake Maintenance.)		1,585.00	201,690.19
10/07/2025	100478	BUSINESS OBSERVER	Invoice: 25-03004H (Reference: Panther Trace II CDD Fiscal Year 2025-2026 Board of Supervisors M...		72.19	201,618.00
10/07/2025	100479	Galaxy Pro Pools LLC	Invoice: 4130 (Reference: October 2025 Routine Pool and splash pad Services.)		2,126.25	199,491.75
10/07/2025	01ACH100725	BOCC	11518 Newgate Crest Dr 08.25.25- 09.23.25		940.48	198,551.27
10/08/2025	2734	Abigailye Spiess	Payroll Monitor 9/22/25 - 10/05/25		135.00	198,416.27
10/08/2025	2735	Ethan Spiess	Payroll Monitor 9/22/25 - 10/05/25		442.50	197,973.77
10/08/2025	2736	Sarah Milligan	Payroll Monitor 9/22/25 - 10/05/25		150.00	197,823.77
10/08/2025	2737	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 - Policy #100125586	36,888.00		160,935.77
10/10/2025	01ACH101025	TECO	12821 Balm Riverview Road Well 08.14.25- 09.12.25		285.07	160,650.70
10/10/2025	101025PR1	ANNA RAMIREZ	Payroll 9/22/25 - 10/5/25		2,332.77	158,317.93
10/10/2025	101025PR2	Engage PEO	Payroll 9/22/25 - 10/5/25		805.02	157,512.91
10/14/2025	2738	Hanley Pools LLC	clean out both pool showers due to debris		125.00	157,387.91
10/14/2025	100480	Vesta District Services	Invoice: 428939 (Reference: Oct25 Management fees.)		4,305.83	153,082.08
10/14/2025	01ACH101425	TECO	Summary Bill 08.15.25- 10.15.25		2,780.40	150,301.68
10/14/2025	02ACH101425	Deluxe Bus Sys.	Checks		278.68	150,023.00
10/16/2025	100481	STRALEY ROBIN VERICKER	Invoice: 27250 (Reference: Professional Services Rendered Through September 30, 2025.)		1,575.28	148,447.72
10/17/2025	2739	EGIS INSURANCE & RISK ADVISORS	Policy # WC100125586 10/01/25- 10/01/26	1,500.00		146,947.72
10/17/2025	EFT101725	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2024 Sales & Use Tax		64.72	146,883.00
10/20/2025	2740	ANNA RAMIREZ	Reimbursement For Annual Community Holiday Party		375.35	146,507.65
10/22/2025	2741	Abigailye Spiess	Payroll Monitor 10/05/25 - 10/19/25		90.00	146,417.65
10/22/2025	2742	Ethan Spiess	Payroll Monitor 10/05/25 - 10/19/25		258.75	146,158.90
10/22/2025	01ACH102225	TECO	Summary Bill 04.16.25- 05.15.25	19,496.72		126,662.18
10/23/2025	2744	Red Cap Plumbing, Air & Electric	ladies room commercial service call		675.00	125,987.18
10/24/2025	01ACH102425	BANK UNITED VISA CC	Wagner Events- Deposit		253.03	125,734.15
10/24/2025	102425PR1	ANNA RAMIREZ	Payroll 10/6/25 - 10/19/25	2,282.76		123,451.39
10/24/2025	102425PR2	Engage PEO	Payroll 10/6/25 - 10/19/25	805.04		122,646.35
10/27/2025	2746	Xcellent Xteriors, LLC		1,075.00		121,571.35
10/28/2025	01ACH102825	FRONTIER COMMUNICATIONS	Internet/Phone 10.01.25- 10.31.25		234.51	121,336.84
10/30/2025	2747	Hanley Pools LLC	Final 50%- Replace 10hp filtration motor	1,791.50		119,545.34
10/30/2025	100482	HOME TEAM PEST DEFENSE	Invoice: 113886351 (Reference: pest control service.)		130.80	119,414.54
10/30/2025	100483	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 363138 (Reference: #363190 - Leak in main line 9-18-25.) Invoice: 363139 (Reference:...		927.25	118,487.29
10/30/2025	100484	Vesta District Services	Invoice: 429122 (Reference: Billable Expenses - June 2025.)		20.73	118,466.56
10/30/2025	100485	GHS ENVIRONMENTAL, LLC	Invoice: 2025-645 (Reference: Monthly Meter Readings Oct25.)		225.00	118,241.56
10/30/2025	100486	LLS TAX SOLUTIONS, INC.	Invoice: 003939 (Reference: Arbitrage Services Series 2014.)		650.00	117,591.56
10/31/2025			Interest	14.46		117,606.02
10/31/2025		End of Month		1,394.46	92,455.13	117,606.02

EXHIBIT 10





LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

October 23, 2025

Mr. Logan Muether
Panther Trace II Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

\$11,775,000
Panther Trace II Community Development District
(Hillsborough County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2014
("Bonds")

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended September 25, 2025 ("Computation Period"). This report indicates that there is **no cumulative rebate requirement liability as of September 25, 2025.**

The next annual arbitrage rebate calculation date is September 25, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank



Panther Trace II Community Development District

*\$11,775,000 Panther Trace II Community Development
District (Hillsborough County, Florida) Special
Assessment Revenue Refunding Bonds, Series 2014*

For the period ended September 25, 2025





LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

October 23, 2025

Panther Trace II Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$11,775,000 Panther Trace II Community Development District (Hillsborough County, Florida)
Special Assessment Revenue Refunding Bonds, Series 2014 ("Bonds")

Panther Trace II Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended September 25, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(508,324.15) at September 25, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 4.1534%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION AND DESCRIPTION OF SCHEDULE

Panther Trace II Community Development District

October 23, 2025

\$11,775,000 (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014
For the period ended September 25, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is September 26, 2014.
2. The end of the first Bond Year for the Bonds is September 25, 2015.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION AND DESCRIPTION OF SCHEDULE

Panther Trace II Community Development District
October 23, 2025

\$11,775,000 (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014
For the period ended September 25, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION AND DESCRIPTION OF SCHEDULE

Panther Trace II Community Development District
October 23, 2025

\$11,775,000 (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014
For the period ended September 25, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION AND DESCRIPTION OF SCHEDULE

Panther Trace II Community Development District
October 23, 2025

\$11,775,000 (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014
For the period ended September 25, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Federal Tax Certificate

Bond Yield

Federal Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements



**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION AND
DESCRIPTION OF SCHEDULE**

Panther Trace II Community Development District
October 23, 2025

\$11,775,000 (Hillsborough County, Florida) Special Assessment Revenue Refunding Bonds, Series 2014
For the period ended September 25, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$11,775,000 PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

9 / 26 / 2014 ISSUE DATE
9 / 26 / 2024 BEGINNING OF COMPUTATION PERIOD
9 / 25 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.1534%	ALLOWABLE EARNINGS
9 / 26 / 2024	BEGINNING BALANCE		0.00	491,328.75	511,889.04	20,560.29
9 / 25 / 2025	DEBT SERV RESERVE INSUR POLICY ACCT		0.00	0.00	0.00	0.00
		<u>491,328.75</u>	<u>0.00</u>	<u>491,328.75</u>	<u>511,889.04</u>	<u>20,560.29</u>
9 / 26 / 2024	BEGINNING BALANCE		0.00	328,561.29	342,310.36	13,749.07
9 / 26 / 2024	INTEREST ACCRUAL REVERSAL		(1,008.77)	0.00	0.00	0.00
10 / 1 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		1,276.57	0.00	0.00	0.00
10 / 2 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,276.57)	(1,329.08)	(52.51)
11 / 1 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		1,246.17	0.00	0.00	0.00
11 / 4 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,246.17)	(1,292.70)	(46.53)
12 / 2 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		1,159.28	0.00	0.00	0.00
12 / 3 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,159.28)	(1,198.59)	(39.31)
12 / 19 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		1.47	0.00	0.00	0.00
12 / 19 / 2024	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1.47)	(1.52)	(0.05)
1 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,161.13	0.00	0.00	0.00
1 / 3 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,161.13)	(1,196.39)	(35.26)
2 / 3 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,115.90	0.00	0.00	0.00
2 / 4 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,115.90)	(1,145.73)	(29.83)
3 / 3 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,001.57	0.00	0.00	0.00
3 / 4 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,001.57)	(1,024.82)	(23.25)
4 / 1 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,101.02	0.00	0.00	0.00
4 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,101.02)	(1,122.99)	(21.97)
5 / 1 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,063.54	0.00	0.00	0.00
5 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,063.54)	(1,081.05)	(17.51)
6 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,089.67	0.00	0.00	0.00
6 / 3 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,089.67)	(1,103.70)	(14.03)
7 / 1 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,052.58	0.00	0.00	0.00
7 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,052.58)	(1,062.60)	(10.02)
8 / 1 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,088.85	0.00	0.00	0.00
8 / 4 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,088.85)	(1,095.21)	(6.36)
9 / 2 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		1,088.70	0.00	0.00	0.00
9 / 3 / 2025	DEBT SERVICE RESERVE CASH ACCOUNT		0.00	(1,088.70)	(1,091.44)	(2.74)
9 / 25 / 2025	INTEREST ACCRUAL		841.35	0.00	0.00	0.00
		<u>328,393.87</u>	<u>13,279.03</u>	<u>315,114.84</u>	<u>328,564.54</u>	<u>13,449.70</u>
		<u>819,722.62</u>	<u>13,279.03</u>	<u>806,443.59</u>	<u>840,453.58</u>	<u>34,009.99</u>
	ACTUAL EARNINGS		13,279.03			
	ALLOWABLE EARNINGS		<u>34,009.99</u>			
	REBATE REQUIREMENT		(20,730.96)			
	FUTURE VALUE OF 9/25/2024 CUMULATIVE REBATE REQUIREMENT		(485,473.19)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(508,324.15)</u>			