



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Monday
December 15, 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, December 15, 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, December 15, 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 Miner (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

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 35 Littoral Shelf Planting **EXHIBIT 2**
- B. Presentation of Landscape Maintenance Report – *David Manfrin, LMP* **EXHIBIT 3**
 - 1. Consideration of LMP Proposals:
 - a. #375858 for 4" Main Line Repair at Denmore Entrance - \$491.72 **EXHIBIT 4**
 - b. #375863 to Replace Solenoid at Controller D Zone 27 - \$145.03 **EXHIBIT 5**
 - c. #375869 for Irrigation Repairs at Controller C Zones 1, 7, & 9 - \$182.23 **EXHIBIT 6**
- 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

December 15, 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*
- October 2025 Unaudited Financial Statement (*For Reference Purposes*) **EXHIBIT 7**
 - 1. Review of Tickler List **EXHIBIT 8**
 - 2. Consideration of 50% Payment of LMP Invoice #187855 (\$3,780.00) for Hurricane Milton Clean-up - \$1,890.00 **WALK-ON EXHIBIT A**
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* **EXHIBIT 9**
- 1. Consideration of Facilities Proposals: **EXHIBIT 10**

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 17, 2025 **EXHIBIT 11**

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, January 26, 2026
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.

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 December 1st and 2nd 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 30 pounds of litter and debris from the inspected areas.

EXHIBIT 2

PENDING



EXHIBIT 3

PENDING



EXHIBIT 4





Proposal

Proposal No.: 375858

Proposed Date: 12/04/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Completed Irrigation Repairs - East Side of Denmore Entrance Proposal for 4" Mainline

Proposal for 4" mainline at east side of Denmore entrance

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$491.74
Irrigation Tech Labor	6.00	HR	\$50.00	\$300.00	
NDS Pro-Span PVC Expansion Repair Coupling 4 in. Socket x Spigot SLIP FIX	1.00	EA	\$174.33	\$174.33	
Sch 40 PVC Coupling 4 in. Socket	1.00	EA	\$17.41	\$17.41	
				Total:	\$491.74



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.

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 5





Proposal

Proposal No.: 375863

Proposed Date: 12/04/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Needed Irrigation Repairs - Controller D Zone 27 Solenoid Replacement

Proposal for needed irrigation repairs at Controller D, Zone 27, median island west of Belcroft - Solenoid needs to be replaced

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$145.03
Irrigation Tech Labor	0.75	HR	\$50.00	\$37.50	
HUNTER 24V SOLENOID ASSY 606800	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:	\$145.03



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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



EXHIBIT 6





Proposal

Proposal No.: 375869

Proposed Date: 12/04/25

PROPERTY:	FOR:
Panther Trace II CDD Panther Trace II Clubhouse 11518 Newgate Crest Dr Riverview, FL 33579	Needed Irrigation Repairs - Controller C Zones 1, 7 & 9 Replace Spray Heads

Proposal for needed irrigation repairs at Controller C Zones 1, 7 & 9 - Need to replace spray heads and 1 rotor broken since inspection.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Lateral Components					\$182.23
Irrigation Tech Labor	1.50	HR	\$50.00	\$75.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00	EA	\$16.66	\$49.98	
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00	EA	\$28.66	\$28.66	
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT	1.00	EA	\$1.40	\$1.40	
Rusco Poly Nipple 1/2 in. x 3/4 in. x Close MIPT	1.00	EA	\$0.82	\$0.82	
Sch 40 PVC Coupling 1/2 in. Socket	1.00	EA	\$0.75	\$0.75	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00	EA	\$2.21	\$4.42	
Rain Bird Nozzle 15 ft. Side Strip	8.00	EA	\$2.65	\$21.20	
Total:					\$182.23



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



EXHIBIT 7



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 8



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



WALK-ON EXHIBIT A





Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/28/2024	187855

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

Property Information
11518 Newgate Crest Dr Riverview, FL 33569

Estimate #
92246

Work Order #

PO / PA #
104687

Description	Qty	Rate	Amount
Hurricane Milton Emergency tree removal of 2 pine trees that had fallen behind 11325 Cambray			
Tree Removal (flush cut)	2	1,890.00	3,780.00
		Total	\$3,780.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/27/2024	Balance Due
			\$0.00
			\$3,780.00

EXHIBIT 9

PENDING



EXHIBIT 10

PENDING



EXHIBIT 11



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, November 17, 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. Jeskewich 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 David Steppy (S2)	Board Supervisor, Assistant Secretary
13 Jeffrey Spiess (S3)	Board Supervisor, Chair
14 Geri Peterkin (S4)	Board Supervisor, Assistant Secretary
15 Steven Russell (S5)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Barry Jeskewich	Vesta District Services
18 Anna Ramirez	Facilities Manager
19 Michael Broadus	District Counsel, Straley, Robin, Vericker (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 Aquatic maintenance Report.

29 1. EXHIBIT 2: Consideration of Remson Aquatics Proposal #2205 for Pond
30 ~~33~~ 35 Littoral Shelf Planting - \$4,593.75

31 Supervisors discussed grant funding. The proposal will be corrected to
32 reflect pond 35 and resubmitted for consideration at the next meeting.

33 B. EXHIBIT 3: Presentation of Landscape Maintenance Report – *David Manfrin,*
34 *LMP*

35 Mr. Manfrin presented the Landscape Maintenance Report and distributed two
36 irrigation repair proposals for ratification and one landscape proposal for
37 consideration.

38 On a MOTION by Mr. Spiess, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board ratified
39 approval of proposal #3270621 for the irrigation lift station repair in the amount of \$573.78, for
40 Panther Trace II Community Development District.

41 On a MOTION by Mr. Miner, SECONDED by Mr. Spiess, WITH ALL IN FAVOR, the Board ratified
42 approval of irrigation proposal #370606 for a solenoid replacement in the amount of \$132.34,
43 for Panther Trace II Community Development District.

44 On a MOTION by Mr. Spiess, SECONDED by Mr. Steppy, WITH ALL IN FAVOR, the Board approved
45 proposal #372395 for the removal of two (2) dead Palms on Newberry in the amount of
46 \$1,104.00, for Panther Trace II Community Development District.

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

49 *This item was presented out of order after IV.F. Presentation of Facilities Report.*
50 *Mr. Jeskewich advised there was some confusion on the Teams information being*
51 *used for the meeting.*

52 Mr. Broadus briefly reviewed the General Election Resolution and acknowledged
53 the published landscape RFP.

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

55 A representative from Stantec was not present.

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

57 1. EXHIBIT 4: Review of Tickler List

58 There being no changes or additions to the Tickler List, the next item
59 followed.

60 2. EXHIBIT 5: Consideration of LLS Tax Solutions Engagement Letter for
61 Series 2014 2025 and 2026 Arbitrage Reporting - \$650.00/Yr

62 On a MOTION by Mr. Steppy, SECONDED by Mr. Spiess, WITH ALL IN FAVOR, the Board approved
63 the engagement of LLS Tax Solutions for Bond Series 2014 Arbitrage Reporting for 2025 and 2026
64 in the amount of \$650.00/Yr, for Panther Trace II Community Development District.

65 3. EXHIBIT 6: Adoption of **Resolution 2026-01, Requesting Supervisor of**
66 **Election Hold District's FY 2026 General Election**

67 "Section 1." of the resolution was corrected to reflect three qualified
68 electors.



On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-01, Requesting Supervisor of Election Hold District's FY 2026 General Election**, as corrected, for Panther Trace II Community Development District.

F. EXHIBIT 7: Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez reviewed the community activities, and facility requests. Discussion items included an issue with the resurfaced tennis courts, and tennis court seating.

Discussion moved to IIII.C. Presentation of District Counsel Report before proceeding to the next item.

1. Consideration of Facilities Proposals

There being none, the next item followed.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 8: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 27, 2025

B. EXHIBIT 9: Acceptance of the September 2025 Unaudited Financial Report

C. EXHIBIT 10: Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2014 Indicating No Rebate Requirement Liability as of September 25, 2025

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)

Mr. Miner asked whether the Stantec rates had been provided.

Mr. Spiess asked about a revision to an outstanding invoice from LMP for an emergency repair during the last hurricane season – he had asked Mr. Rinard for LMP's cost to complete the repair rather than their subcontractors cost.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

There being none, the next item followed.

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, December 15, 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

District Manager

- Follow up on Stantec rates
- Follow up with LMP re outstanding hurricane repair invoice

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Mr. Steppy, SECONDED by Mr. Spiess, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:13 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 December 15, 2025.

☐ Heath Beckett, Secretary
☐ _____, Assistant Secretary

☐ Jeffrey Spiess, Chair
☐ Clint Miner, Vice Chair