

## **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 <u>DRAFTS</u> 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 <a href="mailto:hbeckett@vestapropertyservices.com">hbeckett@vestapropertyservices.com</a>. 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 AUDIO ONLY

Time: 6:30 p.m. Dial-in Number: 1-904-348-0776 Location: Panther Trace II Clubhouse Phone Conference ID: 684 257 747#

11518 Newgate Crest Drive,

Riverview, FL 33579

### **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

Consideration of Remson Aquatics Proposal #2205 for Pond 35 Littoral
 Shelf Planting

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 - EXHIBIT 6

\$182.23

- C. Presentation of District Counsel Report Michael Broadus, Straley, Robin, Vericker
- D. Presentation of District Engineer Report Tyson Waaq, Stantec



F.

## PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

December 15, 2025 Agenda

Page 2 of 2

**EXHIBIT 8** 

**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

2. Consideration of 50% Payment of LMP Invoice #187855

**WALK-ON EXHIBIT A** 

(\$3,780.00) for Hurricane Milton Clean-up - \$1,890.00

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

**EXHIBIT 11** 

November 17, 2025

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)			

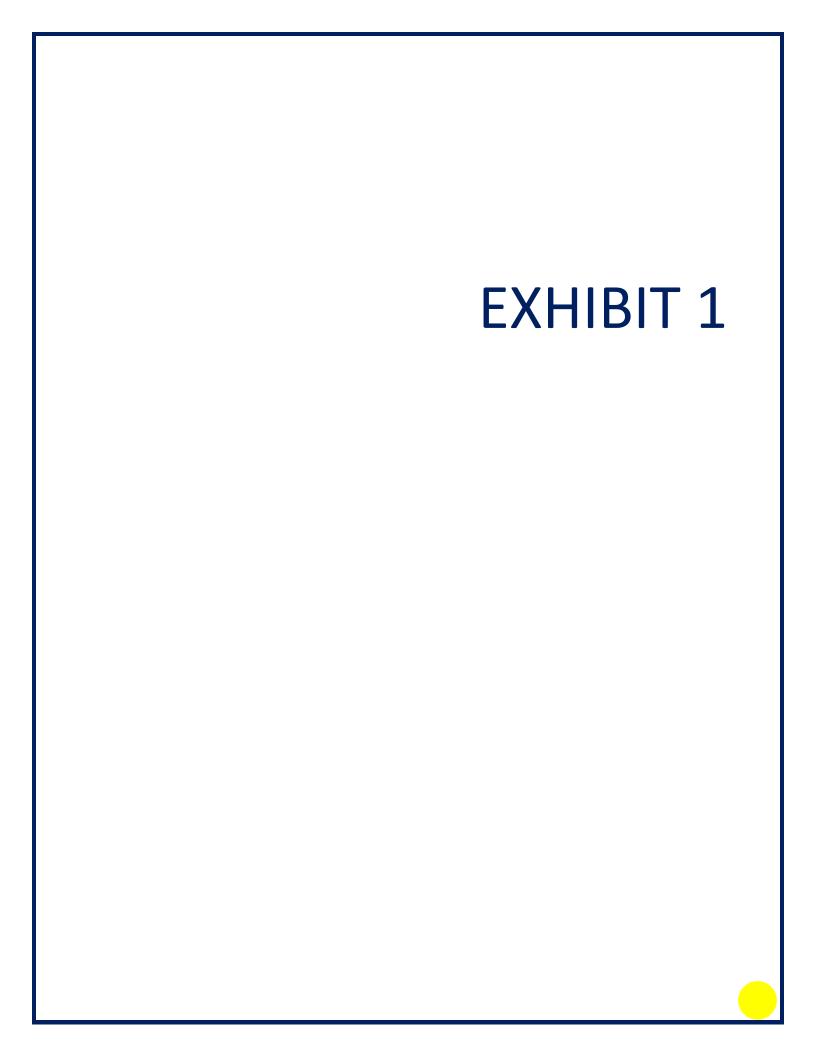
Monday, January 26, 2026 at 6:30 p.m.

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







# 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

### **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.



### **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.



### **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.

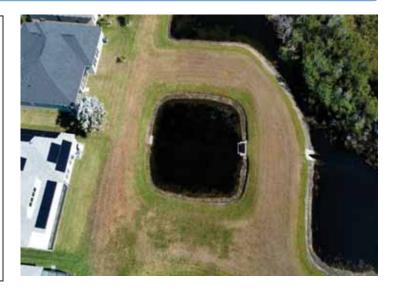
Algae blooms were present and treated.



### **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.

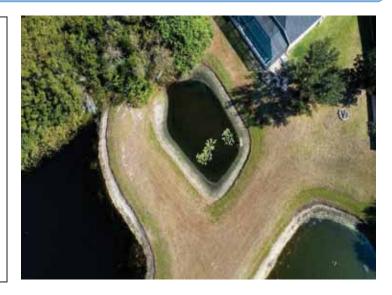
Torpedo grass was present and treated during this maintenance event.



### **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.



### **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.



### **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.



### **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.

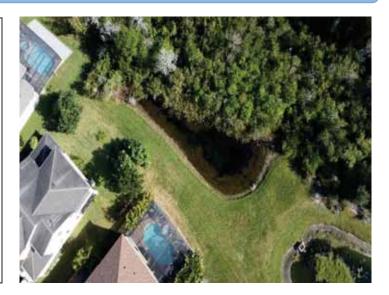


### Pond: 16

### **Comments:**

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



### **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.



### **Comments:**

Algae blooms were present during this maintenance event.

Torpedo grass was present and treated during this maintenance event.



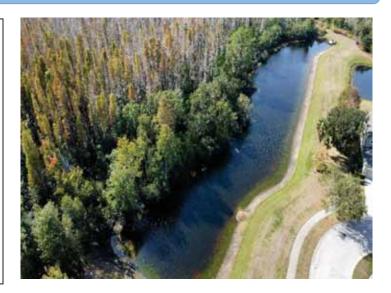
### Pond: 20

### **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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### **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.



### **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.



### **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.



### **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.



### **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.



### **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.



### **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.



### **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.



### **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.





### **Lake/Pond Recommendations and Summary**

We conducted our aquatic inspection and maintenance activities December 1<sup>st</sup> and 2<sup>nd</sup> 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:

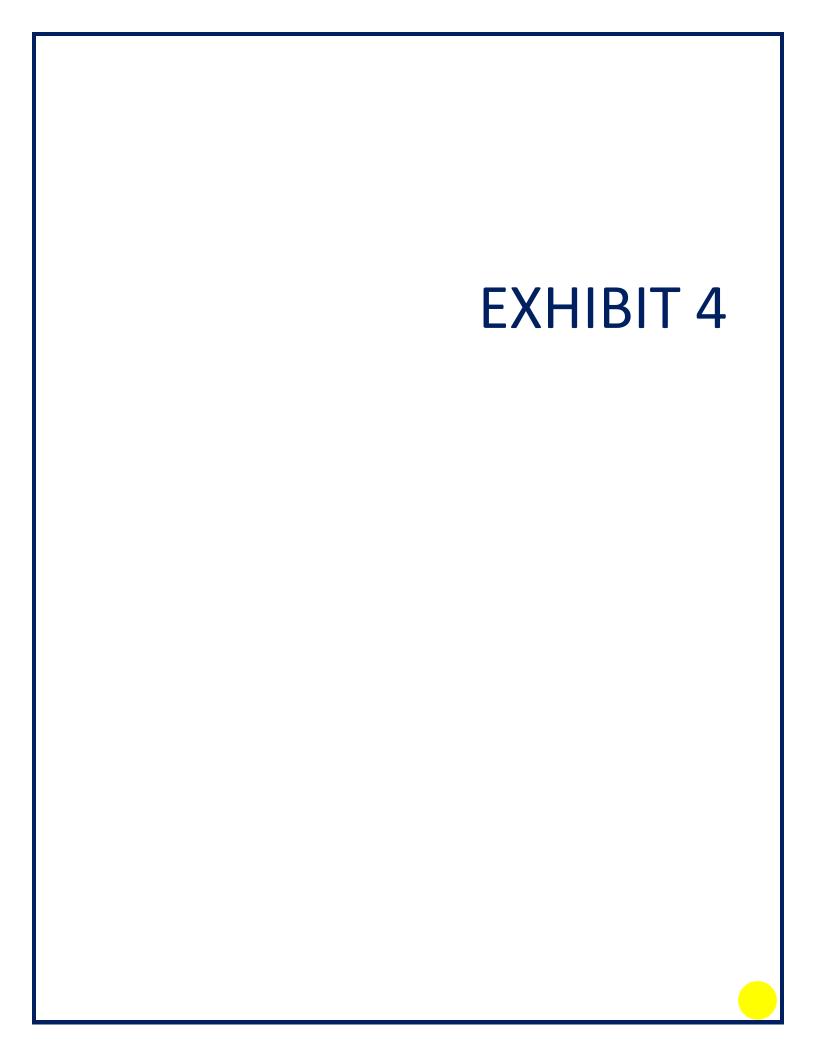
- Ponds with Underwater Weeds and Algae (e.g., Hydrilla, Baby Tears): Ponds 11, 13, 21, 22, 29, 30, 32,
- Ponds with Torpedo Grass and Shoreline Vegetation: Ponds 29

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





### **Proposal**

 Proposal No.:
 375858

 Proposed Date:
 12/04/25

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

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.

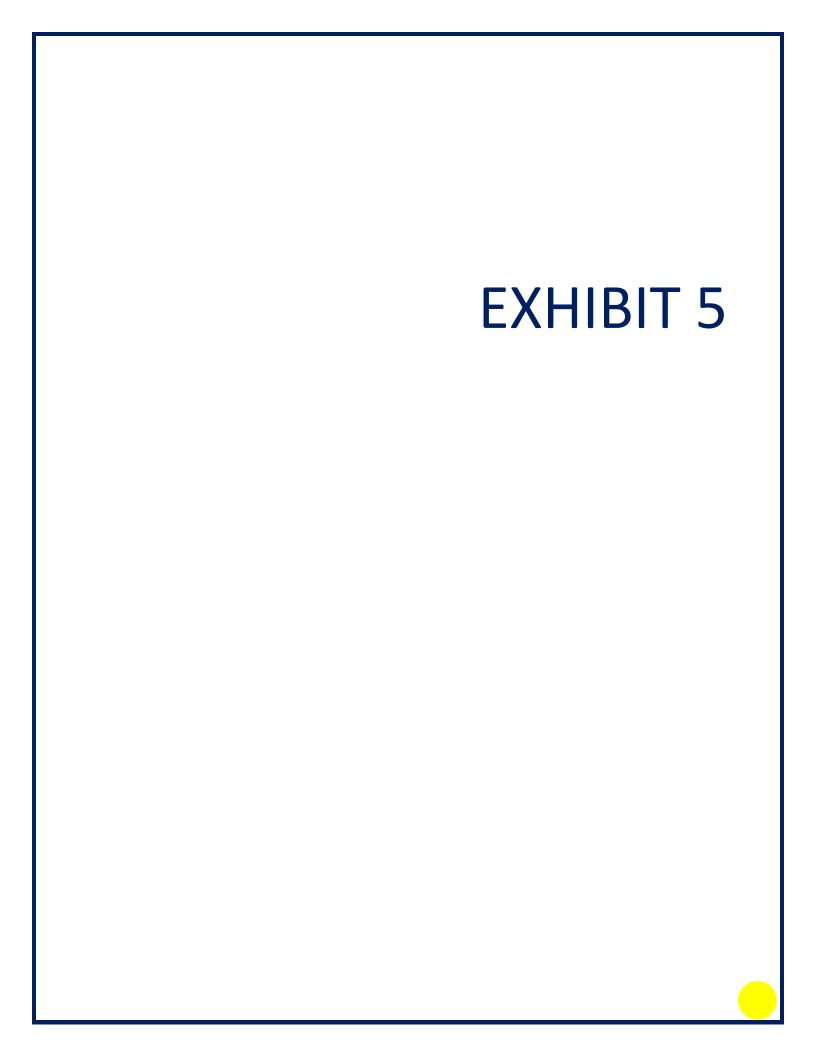
Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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

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

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

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





### **Proposal**

 Proposal No.:
 375863

 Proposed Date:
 12/04/25

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

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.

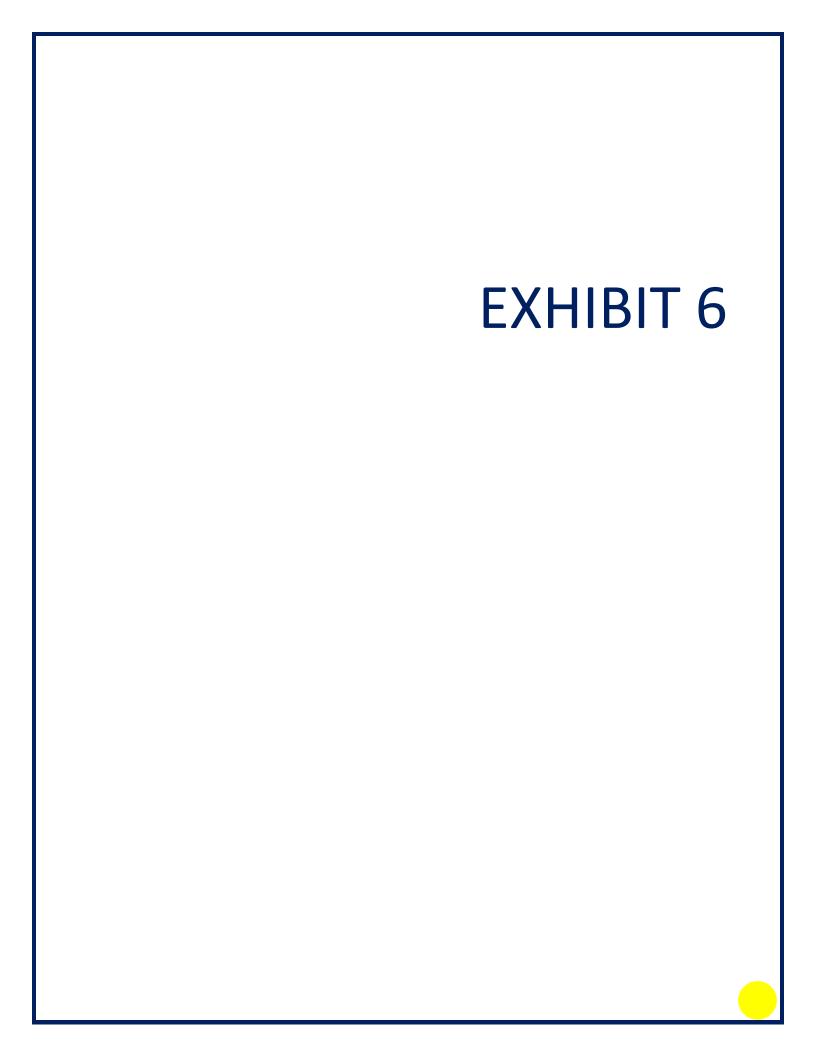
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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

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





### **Proposal**

 Proposal No.:
 375869

 Proposed Date:
 12/04/25

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

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	4400.00

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.

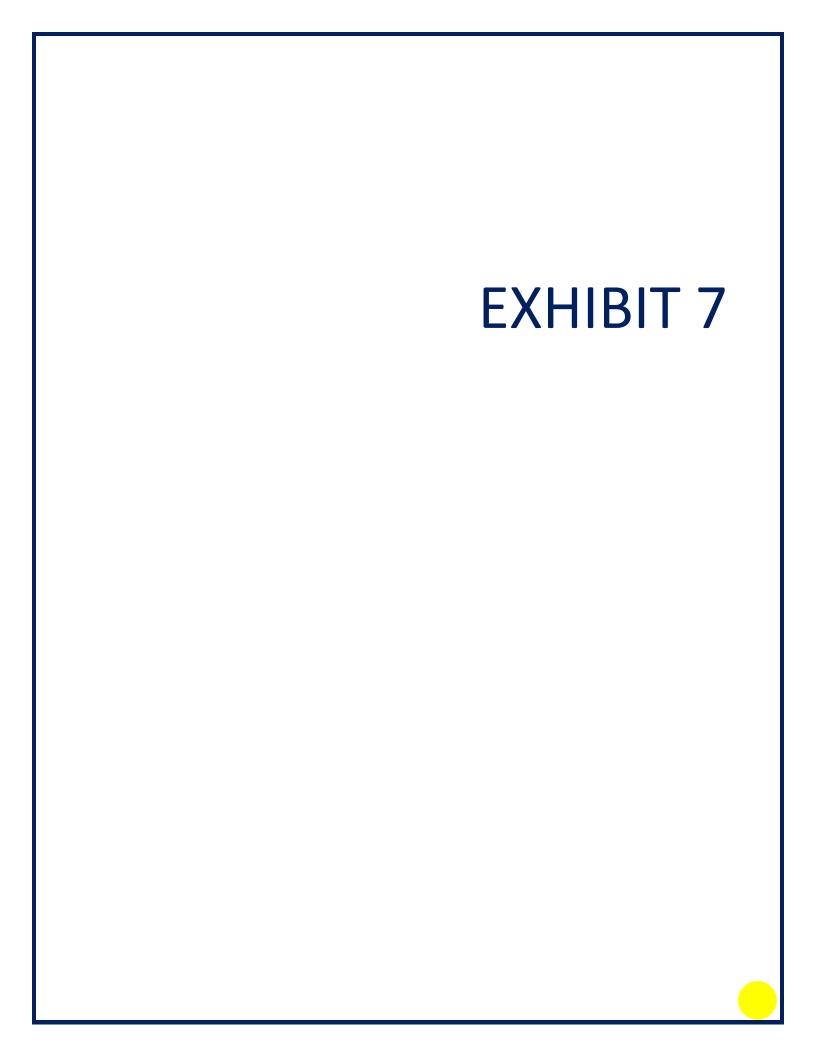
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DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

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



## Panther Trace II Community Development District

Financial Statements (Unaudited)

October 31, 2025



### Panther Trace II CDD Balance Sheet October 31, 2025

		General Fund		De	ebt Service 2014		TOTAL
1 .	ASSETS				-		
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	TOTAL ASSETS	\$	2,217,972	\$	1,601,159	\$	3,819,131
_			_				_
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	TOTAL LIABILITIES		1,183,810		818,606		2,002,416
27	FUND BALANCE						
28	Nonspendable						
29	Prepaid & Deposits		4,717		-		4,717
30	Capital Reserves		424,140		-		424,140
31	Operating Capital		288,834		_		288,834
32	Unassigned		316,472		782,553		1,099,024
_	TOTAL FUND BALANCE		1,034,163		782,553	_	1,816,716
<u> </u>					1 404 174		0.046 ::::
34 <u>'</u>	TOTAL LIABILITIES & FUND BALANCE	\$	2,217,972	\$	1,601,159	\$	3,819,131

### 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 FY 2026 Adopted Month of Budget October		Tota	Y 2026 al Actual r-to-Date	O	ARIANCE ver (Under) to Budget	% Actual YTD / FY Budget		
1 REVENUES		S						3	
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	Ψ	918	Ψ	77	Ψ	77	Ψ	(842)	8%
11 Payroll Services Fee		650		50		50		(600)	8%
12 Travel Per Diem		350		30		30		(350)	0%
13 Management Consulting Services		51,170		4,264		4,264		(46,906)	8%
14 Office Supplies		750		1,201		1,201		(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		21		21		(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		72		, 2		(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		(1,0/2)	100%
32 Trustee Fees		4,500		050		050		(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%
27 DHVSICAL ENVIDONMENT									
37 PHYSICAL ENVIRONMENT 38 Electricity		35,020		3,155		3,155		(31,865)	9%
•		245,000		19,686				(225,314)	8%
<ul><li>39 Streetlighting Lease</li><li>40 Water</li></ul>						19,686			
41 Solid Waste Disposal		20,000 2,099		1,217		1,217		(18,783) (2,099)	6% 0%
						121			
		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		1 505		1 505		(1,500)	0%
45 Waterway Management Program - Contract		23,598		1,585		1,585		(22,013)	7%
46 Waterway Management Program - Other		4,000		21 665		21 665		(4,000)	0% 7%
47 Landscape Maintenance - Contract		310,000		21,665		21,665		(288,336)	7%
48 Landscape Maintenance - Other		35,000		2.260		2.260		(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	FY 2026 Month of	FY 2026 Total Actual	VARIANCE Over (Under)	% Actual YTD /
	Budget	October	Year-to-Date	to Budget	FY Budget
51 Decorative Lights & Maintenance	9,000	-	- Tear to Date	(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	_ <u>-</u> .	(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	<u> </u>	(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**

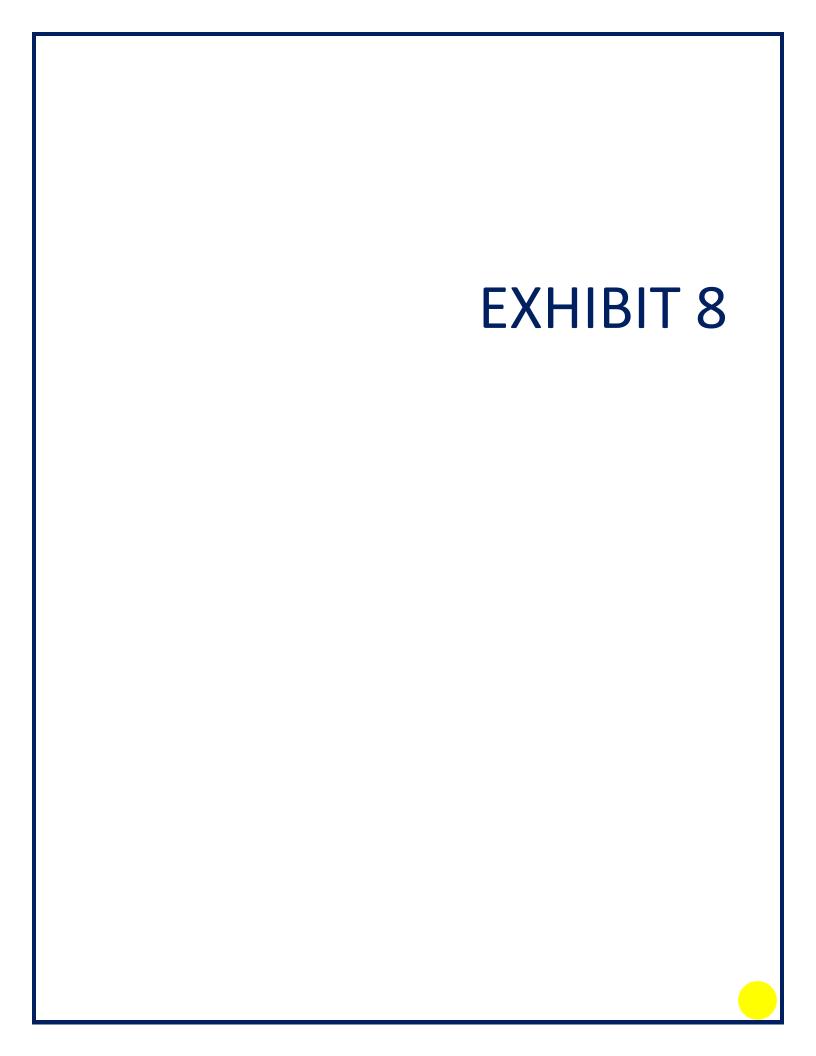
### **Debt Service Fund - Series 2014**

### Statement of Revenue, Expenditures, and Changes in Fund Balance For the period from October 1, 2025 to October 31, 2025

	Ad	FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		VARIANCE Over (Under) to Budget		
1 <u>REVENUES</u>								
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		

<sup>\*</sup> financed by prior year revenues

			Panther Trace II CDD			
			Check Register - FY2026			
Date	Number	Name	Memo Deposits	Paymen	ts	Balance
09/30/2025		Beginning of Year		,		208,666.69
10/02/2025			Deposit 1,3	80.00		210,046.69
10/02/2025	100473	REMSON AQUATICS	Invoice: 118603 (Reference: Lake Dredging. )		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		Steven T. Russell	BOS MTG 9/22/25		184.70	203,275,19
10/07/2025		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		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	Abigayle 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		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	Abigayle 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	HOMÉ 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		394.46 92,	455.13	117,606.02



### **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



Corporate Office PO Box 267 Seffner, FL 33583

813-757-6500 813-757-6501

### Invoice

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	

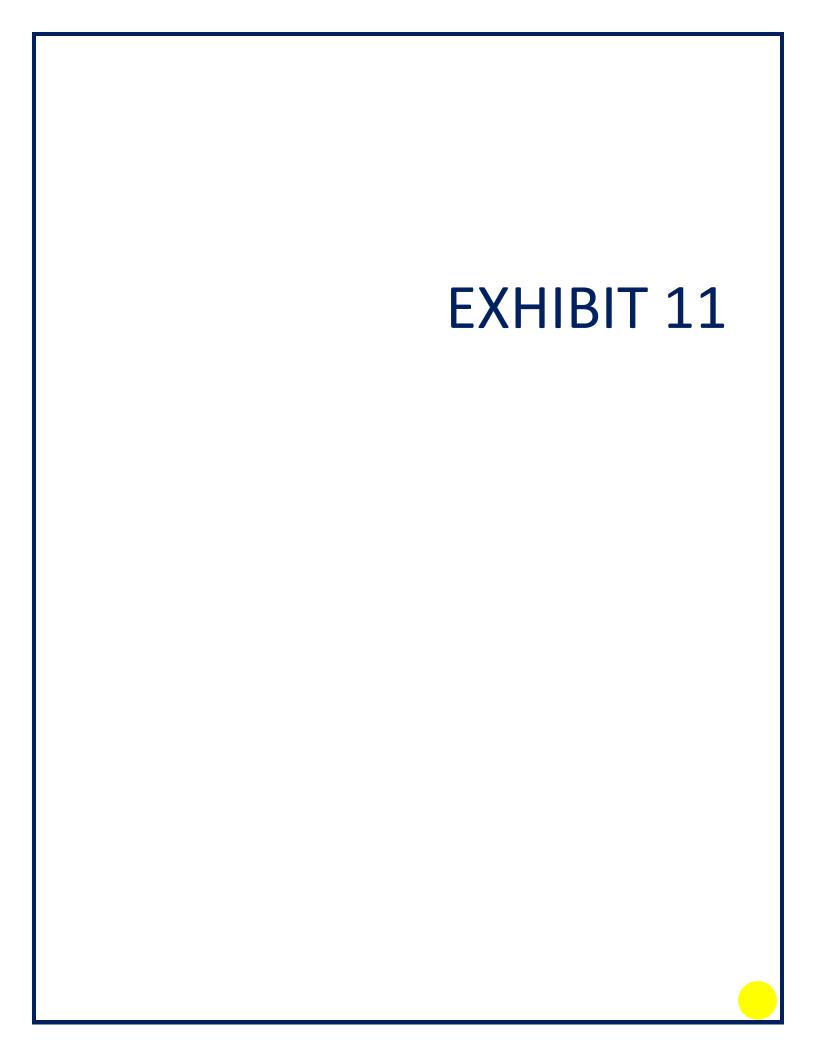
V	Nork (	Order	#

PC	) / PA #
1	04687

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@Imppro.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	\$0.00
	Net 30	11/27/2024		Balance Due	\$3,780.00

# **EXHIBIT 9** PENDING

# EXHIBIT 10 PENDING



1			MINUTES OF MEETING				
2	PANTHER TRACE II						
3	COMMUNITY DEVELOPMENT DISTRICT						
4 5 6 7	Development [	District was held on Muse, 11518 Newgate (	oard of Supervisors of the Panther Trace II Community londay, November 17, 2025 at 6:30 p.m., at the Panther Crest Drive, Riverview, FL 33579. The actions taken are				
8	FIRST ORDER O	OF BUSINESS:	ROLL CALL				
9	Mr. Jes	Mr. Jeskewich called the meeting to order and conducted roll call.					
10	Present and co	nstituting a quorum w	vere:				
11 12 13 14 15	David S Jeffrey Geri Pe	iner (S1) teppy (S2) Spiess (S3) terkin (S4) Russell (S5)	Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary				
16	Also present w	ere:					
17 18 19 20 21	Anna Ra	l Broadus emson	Vesta District Services Facilities Manager District Counsel, Straley, Robin, Vericker (Virtually) Account Manager, Remson Aquatics Account Manage, LMP				
22	SECOND ORDE	R OF BUSINESS:	PLEDGE OF ALLEGIANCE				
23	THIRD ORDER	OF BUSINESS:	AUDIENCE COMMENTS – AGENDA ITEMS				
24	There b	eing none, the next it	em followed.				
25	FOURTH ORDE	R OF BUSINESS:	OPERATIONS AND MAINTENANCE				
26 27		EXHIBIT 1: Presentati <i>Aquatics</i>	on of Aquatic Maintenance Report – <i>Matt Remson, Remsor</i>				
28		Mr. Remson presented the Aquatic maintenance Report.					
29 30		<ol> <li>EXHIBIT 2: Consideration of Remson Aquatics Proposal #2205 for Pond 33 35 Littoral Shelf Planting - \$4,593.75</li> </ol>					
31 32			scussed grant funding. The proposal will be corrected to 5 and resubmitted for consideration at the next meeting.				
33 34		EXHIBIT 3: Presentati LMP	on of Landscape Maintenance Report – David Manfrin,				

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proposal #372395 for the removal of two (2) dead Palms on Newberry in the amount of \$1,104.00, for Panther Trace II Community Development District.

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

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

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

D. Presentation of District Engineer Report – Tyson Waaq, Stantec A representative from Stantec was not present.

followed.

- E. Presentation of District Manager Report – Heath Beckett, Vesta District Services
  - **EXHIBIT 4: Review of Tickler List** 1. There being no changes or additions to the Tickler List, the next item
  - 2. EXHIBIT 5: Consideration of LLS Tax Solutions Engagement Letter for Series 2014 2025 and 2026 Arbitrage Reporting - \$650.00/Yr

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

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

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

Panther Trace II CDD November 17, 2025
Regular Meeting Page 3 of 4

On a MOTION by Mr. Spiess, SECONDED by Mr. Miner, WITH ALL IN FAVOR, the Board approved 69 adoption of Resolution 2026-01, Requesting Supervisor of Election Hold District's FY 2026 70 General Election, as corrected, for Panther Trace II Community Development District. 71 F. EXHIBIT 7: Presentation of Facilities Report – Anna Ramirez, Facilities Director 72 73 Ms. Ramirez reviewed the community activities, and facility requests. Discussion items included an issue with the resurfaced tennis courts, and tennis court 74 75 seating. Discussion moved to IIII.C. Presentation of District Counsel Report before proceeding to 76 the next item. 77 1. Consideration of Facilities Proposals 78 79 There being none, the next item followed. FIFTH ORDER OF BUSINESS: **CONSENT AGENDA** 80 EXHIBIT 8: Approval of the Minutes of the Board of Supervisors Regular Meeting 81 A. 82 Held October 27, 2025 EXHIBIT 9: Acceptance of the September 2025 Unaudited Financial Report 83 В. 84 C. EXHIBIT 10: Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 85 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 86 Consent Agenda – items A-C as presented, for Panther Trace II Community Development District. 87 **SUPERVISOR REQUESTS** (Includes Next Meeting 88 SIXTH ORDER OF BUSINESS: 89 Agenda Items) Mr. Miner asked whether the Stantec rates had been provided. 90 Mr. Spiess asked about a revision to an outstanding invoice from LMP for an emergency 91 repair during the last hurricane season – he had asked Mr. Rinard for LMP's cost to 92 complete the repair rather than their subcontractors cost. 93 **SEVENTH ORDER OF BUSINESS:** 94 **AUDIENCE COMMENTS – NEW BUSINESS** There being none, the next item followed. 95

### 96 EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

100

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.

Panther Trace II CDD November 17, 2025
Regular Meeting Page 4 of 4

101	NINTH ORDER OF BUSINESS	S: ACTION	ITEMS SUMMARY			
102	District Manager					
103 104 105		<ul> <li>Follow up on Stantec rates</li> <li>Follow up with LMP re outstanding hurricane repair invoice</li> </ul> NTH ORDER OF BUSINESS: ADJOURNMENT				
106 107	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.					
108 109 110 111	considered at the meeting is	s advised that person mo	ade by the Board with respect to any matter by need to ensure that a verbatim record of d evidence upon which such appeal is to be			
112 113	Meeting Minutes were appr meeting held on December	•	d of Supervisors at a publicly noticed			
114 115 116	☐ Heath Beckett, Secretary	, Assistant Secretary	☐ Jeffrey Spiess, Chair☐ Clint Miner, Vice Chair			