



Your Community.  
Our Commitment.

# **PANTHER TRACE II**

## **COMMUNITY DEVELOPMENT DISTRICT**

*Advanced Meeting Package*

*Regular Meeting*

***Date/Time:***

***Monday***

***April 27, 2026***

***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, April 27, 2026 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](mailto: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, April 27, 2026  
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](mailto:sconley@vestapropertyservices.com)

### FIRST ORDER OF BUSINESS:

### ROLL CALL

Supervisors	Present	Teams	Absent
Clint Miner (1-VC)			
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  
Jeff Myers, ASI

### 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](mailto:hbeckett@vestapropertyservices.com) & [sconley@vestapropertyservices.com](mailto: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 to Dredge Pond 35 **EXHIBIT 2**
- B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*
  - 1. Consideration of ASI Proposals **EXHIBIT 3**
- C. Presentation of District Counsel Report – *Michael Broadus, Straley, Robin, Vericker*
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*
- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
  - 1. Presentation of Tickler File **EXHIBIT 4**



**FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)**

- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* **EXHIBIT 5**
- 1. Consideration of Pine Bark Landscape Mulch Proposals **EXHIBIT 6**
  - a. American Mulch #6718 - \$31,800.00
  - b. ASI #154297 - \$33,000.00
  - c. Florida Mulch #B17517 - \$32,014.67
  - d. Natural Solutions #1090 - \$33,000.00
- 2. Consideration of American Mulch Proposal #6714 for Playground Mulch - \$3,445.00 **EXHIBIT 7**
- 3. Consideration of Hanley Pools Proposal to Remove Tree Roots and Repair Pool Deck - \$2,700.00 **EXHIBIT 8**
- 4. Consideration of Construct 4 U Proposal for Clubhouse Tile & Grout Cleaning - \$1,200.00 **EXHIBIT 9**

**FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 23, 2026 **EXHIBIT 10**
- B. Acceptance of the March 2026 Unaudited Financial Statement **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)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

**Monday, May 18, 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.

Dry



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.

Torpedo grass was present and treated.

Will return in 14 days for another treatment.



Pond: 30

**Comments:**

Algae blooms were present and treated.

Torpedo grass was present and treated.



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.

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

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:**

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.

Littoral shelf planted this month.



Pond: 36

**Comments:**

Torpedo grass was present and treated during this maintenance event.

The littoral shelf is completely dry.

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:**

Dry

Treated for grass.

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 April 2<sup>nd</sup> and 14<sup>th</sup>, 2026. 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 looking much better but are also losing volume due to a lack of rainfall. 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 22, 29, 30, 32, 35
- 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 300 pounds of litter and debris from the inspected areas.

The grass carp permit was approved.

TRIPLOID CARP PERMIT: **TG-00051107**

4/13/2026

JEFFREY SPIESS

SITE ADDRESS:  
11536 BALINTORE DR  
RIVERVIEW, FL 33579

IS AUTHORIZED TO IMPORT, POSSESS AND RELEASE UP TO **81** TRIPLOID GRASS CARP INTO **7.47** ACRE **PANTHER TRACE II PONDS** FOR AQUATIC VEGETATION CONTROL PURPOSES, IN ACCORDANCE WITH **RULE 68A-23.088** OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION AND THE PERMIT PROVISIONS LISTED BELOW:

--





# EXHIBIT 2 PENDING





# 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. Batting Cage Turf
8. Survey community for capital improvement projects
9. Panther Trace Blvd Resurfacing (Russell - Hillsborough County)





# EXHIBIT 5



# **Panther Trace II Community Development District (CDD)**

## **Operations Report**

Monday, April 27, 2026

### ***Clubhouse Operations***

- Clubhouse office operating regular hours, with extended hours available upon request
- Pool hours: 7:00 AM – 7:00 PM

### ***Community Events***

- Adult Trivia Night: Friday, April 24, 2026 | 7:00 PM – 9:00 PM

### ***Monthly Proposals***

- Pine Bark Mulch Installation:
  - - American Mulch & Soil, Inc.: \$31,800.00
  - - Florida Mulch, Inc.: \$32,014.67
  - - Natural Solutions: \$33,300.00
- Playground Mulch:
  - - American Mulch & Soil, Inc.: \$3,445.00
- Tree Root Removal & Pool Deck Repair:
  - - Hanley Pools, LLC: \$2,700.00
- Clubhouse Tile & Grout Cleaning:
  - - Construct 4 U, LLC: \$1,200.00

### ***Pending Items***

- Monument Beautification

### ***Vendor Reports***

- Remson Aquatics Waterway Inspection Report
- Weekly Landscape Report (presented at meeting)
- Landscape Proposals (presented at meeting)
- Monthly Irrigation Report (presented at meeting)

### ***Maintenance & Grounds***

- Landscape issues reported to ASI
- Aquatic issues reported to Remson
- A/C blower replaced
- New tennis court gate installed



### ***Programs Update***

- Girl Scouts: Every other Wednesday and Thursday during the school year
- Bible Study: Every Tuesday

### ***Repairs or Replacements Pending***

- No additional items reported at this time

### ***Email Distribution List***

- Total recipients: 986





# EXHIBIT 6



American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121  
 Email: info@americanmulch.com

# Estimate

Date	Estimate #
4/4/2026	6718

<b>Name / Address</b>
Panther Trace Anna Ramirez 11518 New Gig Crest Dr Riverview Fl 33579

<b>Ship To</b>
Panther Trace ll clubhouse 11518 Newgate Crest Dr Riverview FL 33579

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	4/3/2026	Anna

Description	Qty	Rate	Total
Pine Bark Mulch Installed	600	51.00	30,600.00
Fuel Surcharge - Rate subject to change based upon current fuel prices	600	2.00	1,200.00
CALL IN ROUTE: Anna 336.847.7709 E: Pt2clubhousemgr@gmail.com  Map and instructions required prior to installation  PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH or Credit Card Accepted. ** A convenience fee will charge for all credit card payments **  Quantity provided by the customer. AMS will not be liable for any material shortages Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.  An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			<b>Total</b> \$31,800.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.





**Proposal #154297**

Date: 3/31/2026

**Customer:**

Heath Beckett  
Vesta Property Services  
250 International Drive  
Suite 208  
Lake Mary, FL 32746

**Property:**

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

**Mulch 2026**

Install 600 yards of Pine Bark Mulch throughout CDD areas.

**Mulch 2026**

**Mulch Install**

Items	Quantity	Unit	Price/Unit	Price
Pine Bark Mulch	1.00	Lump Sum	\$33,300.00	\$33,300.00
			<b>Mulch Install:</b>	\$33,300.00
			<b>PROJECT TOTAL:</b>	<b>\$33,300.00</b>



**Terms & Conditions**

By \_\_\_\_\_

**Jeff Myers**

Date \_\_\_\_\_

**3/31/2026**

**Yard-Nique**

By \_\_\_\_\_

Date \_\_\_\_\_

**Panther Trace II CDD**





Florida Mulch, Inc.

PO Box 110189  
Palm Bay, FL 32911

Phone # 407-891-8400

# Estimate

DATE	ESTIMATE #
4/7/2026	B17517

NAME / ADDRESS
Panther Trace CDD 12515 Bramfield Dr Riverview, FL 33579

Project / Deliver To:
Panther Trace CDD 12515 Bramfield Dr. Riverview, FL 33579

P.O. NO.	TERMS	REP
	PREPAID	Sean

DESCRIPTION	QTY	YARDS / BAGS	COSTS	TOTAL
Certified Pine Bark Mini	600.48	YARDS	37.00	22,217.76T
Labor Installation-Non-Tax	600.48	YARDS	14.40	8,646.91
Fuel Surcharge	5		180.00	900.00
Temporary Fuel Adjustment	5		50.00	250.00
No Sales Tax			0.00%	0.00
<b>Approval Signature:</b>				
<b>Date:</b>				

Please note: There will be a 3% Credit Card Processing Fee.

This estimate will expire in 60 days.

THANK YOU FOR CHOOSING FLORIDA MULCH!

[www.floridamulchonline.com](http://www.floridamulchonline.com)

<b>TOTAL</b>	<b>\$32,014.67</b>
<b>Prepayments</b>	\$0.00
<b>Balance Due</b>	\$32,014.67



Natural Solutions LLC  
PO Box 712  
Menomonee Falls, WI  
53052-0712 USA  
www.mulchinstalled.com



**ADDRESS**  
Panther Trace II CDD  
11518 Newgate Crest Dr.  
Riverview, FL 33569

**SHIP TO**  
Panther Trace II CDD  
11518 Newgate Crest Dr.  
Riverview, FL 33569

**Estimate 1090**

**DATE** 01/26/2026

**EXPIRATION DATE** 02/26/2026

**SALES REP**  
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	600	55.50	33,300.00

Contact Natural Solutions LLC to pay.  
This quote is for mulch within the district identified on the district map.

SUBTOTAL 33,300.00  
TAX 0.00

**TOTAL \$33,300.00**

Accepted By

Accepted Date





# EXHIBIT 7



American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121  
 Email: info@americanmulch.com

# Estimate

Date	Estimate #
4/3/2026	6714

Name / Address
Panther Trace Anna Ramirez 11518 New Gig Crest Dr Riverview Fl 33579

Ship To
Panther Trace ll clubhouse 11518 Newgate Crest Dr Riverview FL 33579

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	4/3/2026	Anna

Description	Qty	Rate	Total
EWf Playground Mulch	65	51.00	3,315.00
Fuel Surcharge - Rate subject to change based upon current fuel prices	65	2.00	130.00
CALL IN ROUTE: Anna 336.847.7709 E: Pt2clubhousemgr@gmail.com  Map and instructions required prior to installation  PLAYGROUND - Fill Fall Zones to safety levels and spread the rest throughout the area/bed  PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH or Credit Card Accepted. ** A convenience fee will charge for all credit card payments **  Quantity provided by the customer. AMS will not be liable for any material shortages Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.  An NTO will be sent for any invoice not paid within 35 days.			
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			<b>Total</b> \$3,445.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.





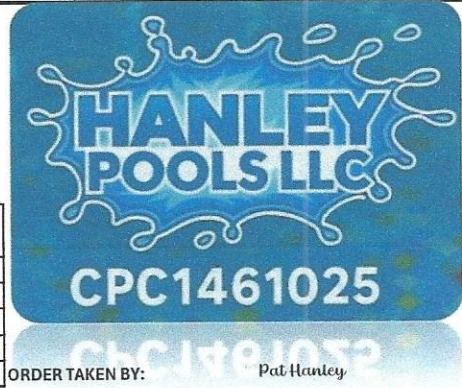
# EXHIBIT 8



**Proposal to NO.**

20268Panther T2 repair pavers

DATE 2026-04-07



**CONTRACT / PROPOSAL**

CONTACT Anna  
 NAME Panther Trace 2  
 ADDRESS 11518 Newgate Castle Drive, Riverview  
 JOB SITE:  
 EMAIL [pt2clubhousemgr@gmail.com](mailto:pt2clubhousemgr@gmail.com)  
 TEL

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

Hanley Pools will perform the work as follows;	QT	Cost
Repair approximately 100 ft <sup>2</sup> of paver in multiple ares		\$2,700.00

Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

Payment structure	
Down payment 50%	\$1,350.00
Final 50%	\$1,350.00

With payments to be made as follows:  
 If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875  
 Or call 813-839-7665 during business hours.  
 If paying by check:  
 Make checks payable to: Hanley Pools LLC

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

**TOTAL \$2,700.00**

Respectfully submitted by

*Pat Hanley*

INT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### LIEN LAW ADDENDUM

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

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

#### ACCEPTANCE OF CONTRACT

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

SIGNATURE OF AGGREMENT OF CONTRACT

\_\_\_\_\_  
DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.  
All agreements are contingent upon strikes, accidents, or delays beyond our control.

**NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5%, plus all costs of collection and reasonable attorney's fees. These late fees are non-removable.**



# EXHIBIT 9





# Construct 4 U, LLC

12232 Fairlawn Dr Riverview, FL 33579

## PROPOSAL

Customer's Name: Panther Trace II Clubhouse  
Project Address: 11518 Newgate Crest Dr, Riverview, FL 33569  
Email: PT2clubhousemgr@gmail.com  
Phone Number: (813) 671-0831  
Date: 3/30/26

### Scope of Work:

Work Description	Total Amount
• Steam Clean Tile Flooring and Grout: Roughly 2,700sf	\$1,200

Contract Price: \$1,200

Payment Terms: 60% Deposit- \$720 - Project Start  
40% Final - \$480 - At Completion

\*\*\*Additional 3% Service Charge for Debit/Credit Card Transactions

Thank you for the opportunity to bid on your project. Please let me know if you have any questions.

**Sincerely,**  
Gabriel E. Luttrell  
CEO/Company Manager

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.  
ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be authorized.

Note: As further described below, this Proposal is automatically withdrawn by Contractor if not accepted within 30 days.

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Certified Roofing Contractor #CCC1332382  
Certified General Contractor #CGC1527776  
Tampa, Naples, Fort Myers, Orlando  
813-399-9369





**Construct 4 U, LLC**  
12232 Fairlawn Dr Riverview, FL 33579

Page 2

### TERMS AND CONDITIONS

- 1. General.** This proposal is subject to change without notice and is automatically withdrawn on the 30th day following its date of issue if not accepted in writing and a copy of this proposal returned to Construct 4 U, LLC ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to work start to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days, and (d) singular words include plural and vice versa.
- 2. Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability, and any other insurance required by law.
- 3. Access.** Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure.
- 4. Site Conditions.** Should concealed or unknown conditions in an existing structure be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
- 5. Payment Terms.** By signing this Agreement, Customer and the Contractor agrees the right to obtain a credit check on the signatory. Contractor reserves the right to require a deposit in excess of 10%, and Customer and Contractor hereby agrees to the requirements of Florida Statute 489.126. Customer agrees to pay interest of 2.5 % per month (ANNUAL PERCENTAGE RATE OF 30%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. At Contractor's sole discretion, Contractor may accept payments over time. If payments are accepted over time, Customer agrees that Contractor may lien the property for the amounts unpaid as of the date the lien is recorded, and Customer is liable for all costs associated with the creation and filing of the lien. Once all amounts are paid in full, the lien shall be released. Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms. If there is an increase in the price of the products charged to the Contractor in excess of 5% subsequent to making this proposal/contract, the price set forth in this proposal/contract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to the Contractor. Contractor will submit written documentation of the increased charges to the Customer. The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work, shipments, and/or warranties until full payment is made or terminate this Agreement. The contract sum shall be increased by the amount of Contractor's reasonable costs of shut-down delay and start-up.
- 6. Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. It shall be the sole obligation of the Customer to determine the existence of restrictions contained in deeds, or subdivision or neighborhood regulations which might relate to or restrict the improvements under this Agreement. Contractor shall have no liability or responsibility for any such non-conformity with such restrictions/requirements. Contractor shall be entitled to payment from Customer of all sums due hereunder notwithstanding any injunction/prohibition against the work as a result of any violation of such restriction/requirement.
- 7. Construction-Related Permits.** The Contractor, in accordance with current state and federal laws, shall be required to apply for and obtain all construction-related permits. The contractor shall not be deemed responsible for delays in the work described in this Agreement caused by regulatory, permit granting or inspection agencies, authorities or individuals.
- 8. Choice of Law, Venue, and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Hillsborough County, Florida, unless the parties agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, Contractor shall be entitled to recover from the Customer all of its attorney's fees and costs/expenses incurred therein, including attorney's fees and costs/expenses incurred at mediation and/or administrative, appellate, or bankruptcy proceedings.
- 9. Waiver of Jury Trial.** THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.
- 10. Indemnity and Hold Harmless.** Customer shall defend, indemnify, and hold harmless Contractor, its agents, officers, and employees, from any and all claims, causes of action, injuries, damages, losses, suits, judgments, and expenses, including attorney's fees, arising out of or relating to the performance of this Agreement.
- 11. Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent

**Certified Roofing Contractor #CCC1332382**  
**Certified General Contractor #CGC1527776**  
**Tampa, Naples, Fort Myers, Orlando**  
**813-399-9369**



# Construct 4 U, LLC

12232 Fairlawn Dr Riverview, FL 33579

Page 3

permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses, or claim expenses including attorneys' fees arising out of or relating to this Agreement, regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

**12. Warranties.** Unless otherwise provided: THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.

**13. Claims.** It is Customer's duty to notify Contractor in writing within 3 days of the occurrence of any claim, defect, or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort, or federal or state statutory claims.

**14. Acts of God.** Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, delays in obtaining materials, delays in transportation, fires, weather conditions, strikes, war, or other causes beyond Contractor's reasonable control, including delays caused by any act or neglect of Customer, by any separate contractor employed by the Customer, or by changes ordered by the Customer in the work. Customer shall obtain prior to construction fire, tornado, flood, builder's risk, and other necessary insurance for this project.

**15. Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action, or controversies ("Claims") pertaining to Mold, including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor, or third parties.

**16. Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.

**17. Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM, or UL compliance, but rather the materials used are represented as such by the manufacturer. Contractor is not responsible for the inadvertent use of any defective products used on the project and is not responsible for any costs/damages associated with any remediation of harm caused by same. A defective product(s) shall not be grounds to withhold payment or reject the work performed by Contractor.

**18. Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Limited Workmanship Warranty" and "Statutory Warnings." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

**19. Modification.** This Agreement, including the provisions relating to price and payment schedule cannot be changed except by a written statement signed by both parties. However, cancellation by both parties is allowed in accordance with the Notice of Cancellation as outlined under Rights to Cancellation below.

**20. Right to Cancellation.** The Customer has the right to cancel this Agreement, without any penalty or obligation within three (3) business days after signing the Agreement by ordinary posted mail, by telegram or certified mail, not later than midnight of the third business day of the signing of this Agreement.

**21. Severability Clause.** The provisions of the Agreement shall be deemed to be severable, and if any term, condition, phrase or portion of the Agreement shall be determined to be unlawful or otherwise unenforceable, the remainder of the Agreement shall remain in full force and effect, so long as the clause severed does not affect the intent of the parties.

**22. Additional Charges.** In addition to the quoted amount in the proposal, Customer shall be responsible for all additional charges, including but not limited to the occurrence of any of the following:

- a. Any changes or modifications at the request of the Customer, such as to the scope of the work or types of materials to be used;
- b. Discovery of any rotten, damaged, or deteriorated materials (i.e., plywood, decking, fascia boards, roof jackets, ventilators, flashing, soffit, insulation, framing materials, etc.), hidden damage, or, at Contractor's discretion, the need to repair or replace of any condition, material, or item not specified for repair or replacement in the proposal;
- c. Any changes to the proposed work required by applicable code or by government inspectors to make the existing structure compliant with applicable code; or

Certified Roofing Contractor #CCC1332382  
Certified General Contractor #CGC1527776  
Tampa, Naples, Fort Myers, Orlando  
813-399-9369



# Construct 4 U, LLC

12232 Fairlawn Dr Riverview, FL 33579

Page 4

- d. Any acts of God and contingencies outside of Contractor's control which result in additional costs to complete the work, such as natural disasters, adverse weather, unforeseen site conditions, unusual building construction, war or acts of terrorism, fire or other casualty, disputes over boundary or title, strikes or labor disputes, unavailability of materials or laborers, unavailability of permits, and changes in laws or codes.

*All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. Unless otherwise specified, Contractor's work carries a 1/2 year limited workmanship warranty. Warranty will be null and void for any damage, whether actual or consequential, relating to Acts of God, fire, accidents, or civil disturbances. The Contract Documents consist of this proposal, the terms and conditions, all documents referenced therein, and the Limited Workmanship Warranty (if any), and are incorporated herein by reference.*

Certified Roofing Contractor #CCC1332382  
Certified General Contractor #CGC1527776  
Tampa, Naples, Fort Myers, Orlando  
813-399-9369





**Construct 4 U, LLC**  
12232 Fairlawn Dr Riverview, FL 33579

**STATUTORY WARNINGS**

**CHAPTER 489, FLORIDA STATUTES. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

CONSTRUCTION INDUSTRY LICENSING BOARD  
2601 BLAIRSTONE ROAD  
TALLAHASSEE, FL 32399-1039  
850-487-1395

**CHAPTER 558, FLORIDA STATUTES. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES**

Certified Roofing Contractor #CCC1332382  
Certified General Contractor #CGC1527776  
Tampa, Naples, Fort Myers, Orlando  
813-399-9369





# Construct 4 U, LLC

12232 Fairlawn Dr Riverview, FL 33579

Page 6

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

\_\_\_\_\_  
CUSTOMER'S SIGNATURE

\_\_\_\_\_  
DATE

Certified Roofing Contractor #CCC1332382  
Certified General Contractor #CGC1527776  
Tampa, Naples, Fort Myers, Orlando  
813-399-9369





# EXHIBIT 10



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, March 23, 2026 at 6:30 p.m., at the Panther Trace  
6 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 | Jeffrey Spiess (S3) | Board Supervisor, Chair               |
| 12 | David Steppy (S2)   | Board Supervisor, Assistant Secretary |
| 13 | Geri Peterkin (S4)  | Board Supervisor, Assistant Secretary |
| 14 | Steven Russell (S5) | Board Supervisor, Assistant Secretary |

15 Also present were:

- |    |                  |  |
|----|------------------|--|
| 16 | Clint Miner (S1) | Board Supervisor, Vice Chair (Virtually)               |
| 17 | Heath Beckett    | District Manager, Vesta District Services              |
| 18 | Anna Ramirez     | Facilities Director                                    |
| 19 | Michael Broadus  | District Counsel, Straley, Robin, Vericker (Virtually) |
| 20 | Matt Remson      | Account Manager, Remson Aquatics                       |
| 21 | Jeff Myers       | Account Manage, ASI                                    |

22 **SECOND ORDER OF BUSINESS:**

**PLEDGE OF ALLEGIANCE**

23 **THIRD ORDER OF BUSINESS:**

**AUDIENCE COMMENTS – AGENDA ITEMS**

24 **FOURTH ORDER OF BUSINESS:**

**OPERATIONS AND MAINTENANCE**

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

27 Mr. Remson presented the Aquatic Maintenance Report noting ponds are dry  
28 which has exposing a lot of debris. He will provide a proposal to dredge pond 35  
29 for the next meeting.

- 30 1. EXHIBIT 2: Presentation of Control Structure Report

- 31 a. Consideration of Remson Aquatics Proposal # 2237 for Control  
32 Structure Repairs - \$10,968.00

33 On a MOTION by Supervisor Steppy, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the  
34 Board approved Remson Aquatics Proposal # 2237 for Control Structure Repairs in the amount  
35 of \$10,968.00, for Panther Trace II Community Development District.



- 36                   2.       EXHIBIT 3: Consideration of Remson Aquatics Proposal #2205 for Pond  
37                                   35 Littoral Shelf Aquatic Planting - \$4,889.25

38   On a MOTION by Supervisor Spiess, SECONDED by Supervisor Steppy, WITH ALL IN FAVOR, the  
39   Board approved Remson Aquatics Proposal #2205 for Pond 35 Littoral Shelf Aquatic Planting in  
40   the amount of \$4,889.25, for Panther Trace II Community Development District.

- 41           B.       Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

42                   Mr. Myers presented the Landscape Maintenance Report.

- 43                   1.       WALK-ON EXHIBIT A: Consideration of ASI Proposal #153411 for Plant  
44                                   Cutbacks/Cleanup Along Roadways - \$10,300.00

45   On a MOTION by Supervisor Spiess, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the  
46   Board approved ASI Proposal #153411 for Plant Cutbacks/Cleanup Along Roadways in the  
47   amount of \$10,300.00, utilizing a credit for payment, for Panther Trace II Community  
48   Development District.

49                   Mr. Myers presented proposal #153919 for irrigation repairs that came to light  
50                   with the initial inspection in the amount of \$7,902.33

51   On a MOTION by Supervisor Steppy, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the  
52   Board approved ASI proposal #153919 for irrigation repairs in the amount of \$7,902.33, utilizing  
53   a credit for payment, for Panther Trace II Community Development District.

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

- 56                   1.       Discussion on District Engineer Agreement

57                   Mr. Broadus discussed the District Engineer Agreement. The Board  
58                   requested a new contract. Mr. Beckett will review District’s records to  
59                   confirm if rate change schedules were previously submitted.

60                   Mr. Broadus advised of bills approved in the recent Florida legislative  
61                   session which provided a formal recall mechanism for CDD Supervisor,  
62                   and approved an increase in liability caps for sovereign immunity.

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

64                   A representative of Stantec was not present.

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

- 66                   1.       EXHIBIT 4: Presentation of Radar Sign Traffic Data (*Russell*)

67                   Mr. Russell presented the Radar Sign Traffic Data Report and responded  
68                   to Supervisor questions. Board consensus was to send the information to  
69                   the Hillsborough County Commissioner and the Hillsborough County  
70                   Sheriff’s Office.





103 B. WALK-ON EXHIBIT E: Presentation of Rhodine Traffic Light Update (Russell)  
104 Mr. Russell reviewed his communications with Hillsborough County Public Works  
105 Traffic Department regarding the installation of a light at Rhodine and ongoing  
106 concerns for the safety of school-aged children on Hillsborough County roads.

107 C. Presentation of Pavement Condition Report (Russell)  
108 Mr. Russell reviewed the Pavement Condition Report for Panther Trace Blvd. and  
109 discussed the opportunity for residents of both Panther Trace II and Panther  
110 Trace I to raise concern regarding the deterioration of the road and the increase  
111 in traffic at the June Townhall Meeting that Commissioner Myers will be holding  
112 at the First Love Christian Center. Discussion followed on Hillsborough County  
113 funding for road repairs and on Mr. Russell presenting the Pavement Condition  
114 Report to the Panther Trace I CDD Board.

115 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**

116 Comments were heard on parking on the street and grass; the individual was directed to  
117 present these concerns to the HOA.

118 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

119 *The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m.*  
120 *on Monday, April 27, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive,*  
121 *Riverview, FL 33579.*

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

123 **NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

124 **District Manager**

- 125 • Check on when Stantec rate changes occurred
- 126 • Send speed data and letter to sheriff's office, Hillsborough County Public  
127 Works - Josh Bellotti, P.E., Department Director, Engineering &  
128 Operations, and Commissioner Myers
- 129 • Share Mr. Russel's Panther Trace Blvd info with PT 1 (3/31)

130 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

131 On a MOTION by Supervisor Steppy, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the  
132 Board adjourned the meeting at 8:18 p.m., for Panther Trace II Community Development District.

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

137



138 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**  
139 **meeting held on April 27, 2026.**

140 \_\_\_\_\_  
141  Heath Beckett, Secretary

\_\_\_\_\_  Jeffrey Spiess, Chair

DRAFT





# EXHIBIT 11



# Panther Trace II Community Development District

Financial Statements  
(Unaudited)

March 31, 2026



**Panther Trace II CDD**  
**Balance Sheet**  
**March 31, 2026**

	<u>General Fund</u>	<u>Debt Service 2014</u>	<u>TOTAL</u>
<b>1 <u>ASSETS</u></b>			
2 Operating Account	\$ 34,362	\$ -	\$ 34,362
3 Cash - Debit Card	-	-	-
4 Money Market Account	2,556,445	-	2,556,445
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	317,141	317,141
8 Interest Fund	-	-	-
9 Reserve Fund	-	327,553	327,553
10 Redemption - Prepayment Fund	-	-	-
11 Sinking Fund	-	-	-
12 Accounts Receivable	-	-	-
13 Assessments Receivable (Tax Roll)	31,580	22,443	54,023
14 Due From GF	-	802,748	802,748
15 Prepaid Expenses	1,515	-	1,515
16 Deposits	2,866	-	2,866
17 Undeposited Funds	-	-	-
<b>18 <u>TOTAL ASSETS</u></b>	<b><u>\$ 2,626,868</u></b>	<b><u>\$ 1,469,884</u></b>	<b><u>\$ 4,096,752</u></b>
<b>19 <u>LIABILITIES</u></b>			
20 Accounts Payable	\$ 7,595	\$ -	\$ 7,595
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	31,580	22,443	54,023
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	802,748	-	802,748
<b>26 <u>TOTAL LIABILITIES</u></b>	<b><u>841,923</u></b>	<b><u>22,443</u></b>	<b><u>864,365</u></b>
<b>27 <u>FUND BALANCE</u></b>			
28 Nonspendable			
29 Prepaid & Deposits	4,381	-	4,381
30 Capital Reserves	424,140	-	424,140
31 Operating Capital	288,834	-	288,834
32 Unassigned	1,067,590	1,447,441	2,515,032
<b>33 <u>TOTAL FUND BALANCE</u></b>	<b><u>1,784,945</u></b>	<b><u>1,447,441</u></b>	<b><u>3,232,387</u></b>
<b>34 <u>TOTAL LIABILITIES &amp; FUND BALANCE</u></b>	<b><u>\$ 2,626,868</u></b>	<b><u>\$ 1,469,884</u></b>	<b><u>\$ 4,096,752</u></b>



**Panther Trace II CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Month of March	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUES</b>					
2 Assessments - On Roll	\$ 1,152,035	\$ 2,821	\$ 1,120,455	\$ (31,580)	97%
3 Interest Revenue	300	7,045	33,307	33,007	11102%
4 Rental Income	3,000	1,045	2,645	(355)	88%
5 Miscellaneous Revenue	-	20	100	100	0%
<b>6 TOTAL REVENUES</b>	<b>\$ 1,155,335</b>	<b>\$ 10,931</b>	<b>\$ 1,156,507</b>	<b>\$ 1,173</b>	<b>100%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 Board of Supervisors Payroll	\$ 12,000	\$ 2,000	\$ 6,800	\$ (5,200)	57%
10 Payroll Taxes	918	153	520	(398)	57%
11 Payroll Services Fee	650	100	350	(300)	54%
12 Travel Per Diem	350	-	64	(286)	18%
13 Management Consulting Services	51,170	4,264	25,585	(25,585)	50%
14 Office Supplies	750	-	127	(623)	17%
15 Bank Fees	300	-	279	(21)	93%
16 Miscellaneous (Postage and Copies)	200	-	239	39	119%
17 Mass Mailing	1,500	-	-	(1,500)	0%
18 Auditing	3,800	-	-	(3,800)	0%
19 Regulatory and Permit Fees	175	-	216	41	123%
20 Legal Advertisements	1,000	-	1,339	339	134%
21 Engineering Services	4,500	-	845	(3,656)	19%
22 Legal Services	20,000	1,647	6,955	(13,045)	35%
23 Sales Tax	600	-	188	(412)	31%
24 Website Hosting	2,033	42	250	(1,783)	12%
<b>25 TOTAL ADMINISTRATIVE</b>	<b>99,946</b>	<b>8,206</b>	<b>43,756</b>	<b>(56,190)</b>	<b>44%</b>
<b>26 INSURANCE</b>					
27 Insurance (General Liability)	38,622	-	38,388	(234)	99%
<b>28 TOTAL INSURANCE</b>	<b>38,622</b>	<b>-</b>	<b>38,388</b>	<b>(234)</b>	<b>99%</b>
<b>29 DEBT SERVICE ADMINISTRATION</b>					
30 Dissemination Agent - Bonds	1,072	-	1,072	-	100%
31 Arbitrage Rebate	650	-	650	-	100%
32 Trustee Fees	4,500	-	4,256	(244)	95%
<b>33 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>6,222</b>	<b>-</b>	<b>5,978</b>	<b>(244)</b>	<b>96%</b>
<b>34 SECURITY</b>					
35 Security System - Maintenance & Improve.	1,500	-	-	(1,500)	0%
<b>36 TOTAL SECURITY</b>	<b>1,500</b>	<b>-</b>	<b>-</b>	<b>(1,500)</b>	<b>0%</b>
<b>37 PHYSICAL ENVIRONMENT</b>					
38 Electricity	35,020	2,454	16,517	(18,503)	47%
39 Streetlighting Lease	245,000	20,958	124,330	(120,670)	51%
40 Water	20,000	868	5,808	(14,192)	29%
41 Solid Waste Disposal	2,099	205	1,207	(892)	58%
42 Pest Control	1,000	-	293	(707)	29%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	313	1,557	(3,078)	34%
44 Facility Maintenance (Lighting, Etc)	1,500	-	-	(1,500)	0%
45 Waterway Management Program - Contract	23,598	-	9,510	(14,088)	40%
46 Waterway Management Program - Other	4,000	-	875	(3,125)	22%
47 Landscape Maintenance - Contract	310,000	22,388	130,711	(179,290)	42%
48 Landscape Maintenance - Other	35,000	-	2,994	(32,006)	9%
49 Irrigation Maintenance	17,500	-	8,981	(8,519)	51%
50 Irrigation Compliance Reporting	2,700	225	1,125	(1,575)	42%



	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Month of March</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>	
51	Decorative Lights & Maintenance	9,000	-	3,604	(5,396)	40%
52	Signage Repairs	2,000	-	350	(1,650)	18%
53	Capital Reserves - Well Pumps	2,500	-	-	(2,500)	0%
54	<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>715,552</b>	<b>47,411</b>	<b>307,863</b>	<b>(407,689)</b>	<b>43%</b>
55	<b>CLUBHOUSE &amp; AMENITY ADMINISTRATION</b>					
56	Amenity Management	73,800	5,962	37,479	(36,321)	51%
57	Amenity Management - (Cell Phone & Reimb Expenses)	600	229	750	150	125%
58	Amenity Maintenance & Improvements	4,000	1,250	6,027	2,027	151%
59	Amenity Employee FICA Taxes	5,646	456	2,916	(2,730)	52%
60	Amenity Employee Payroll Services Fee	1,350	100	650	(700)	48%
61	Clubhouse Facility Maintenance (Cleaning )	6,420	410	3,535	(2,885)	55%
62	Clubhouse Facility Maintenance - Other	10,000	80	3,939	(6,061)	39%
63	Pool Maintenance - Contract	25,515	2,126	13,533	(11,983)	53%
64	Pool Permits	425	-	-	(425)	0%
65	Pool Monitoring	36,000	270	1,526	(34,474)	4%
66	Pool Maintenance - Other	5,000	1,945	4,037	(964)	81%
67	Clubhouse Miscellaneous Supplies	4,000	137	964	(3,036)	24%
68	Special Events	10,000	3,182	8,733	(1,267)	87%
69	Playground Maintenance	3,000	-	413	(2,587)	14%
70	Capital Outlay Allowance	78,383	-	39,365	(39,018)	50%
71	<b>TOTAL CLUBHOUSE &amp; AMENITY ADMINISTRATION</b>	<b>264,139</b>	<b>16,146</b>	<b>123,867</b>	<b>(140,272)</b>	<b>47%</b>
72	BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	29,354	-	-	(29,354)	0%
73	<b>TOTAL EXPENDITURES</b>	<b>1,155,335</b>	<b>71,763</b>	<b>519,852</b>	<b>(635,482)</b>	<b>45%</b>
74	<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(60,832)</b>	<b>636,655</b>	<b>636,655</b>	<b>0%</b>
75	<b>OTHER FINANCING SOURCES &amp; USES</b>					
76	Transfers In	-	-	-	-	
77	Transfers Out	-	-	-	-	
78	<b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
77	<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>(60,832)</b>	<b>636,655</b>	<b>636,655</b>	
78	Fund Balance - Beginning	1,004,741		1,148,290	1,140,280	
79	<b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 1,004,741</b>		<b>\$ 1,784,945</b>	<b>\$ 2,413,590</b>	
80	<b>ANALYSIS OF FUND BALANCE</b>					
81	NONSPENDABLE	3,572		4,381		
82	PREPAID & DEPOSITS	-		-		
83	CAPITAL RESERVES	424,140		424,140		
84	OPERATING CAPITAL	288,834		288,834		
85	UNASSIGNED	288,195		1,067,590		
86	<b>TOTAL FUND BALANCE</b>	<b>1,004,741</b>		<b>1,784,945</b>		



**Panther Trace II CDD**  
**Debt Service Fund - Series 2014**  
**Statement of Revenue, Expenditures, and Changes in Fund Balance**  
**For October 1, 2025 to March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUES</b>			
2 Special Assessments - On Roll (Net)	\$ 818,606	\$ 796,163	\$ (22,443)
3 Interest Revenue	-	12,232	12,232
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	8,679	8,679
<b>6 TOTAL REVENUES</b>	<b>818,606</b>	<b>817,074</b>	<b>(1,532)</b>
<b>7 EXPENDITURES</b>			
8 Interest Expense			
9 <i>November 1, 2025</i>	<i>136,203</i>	<i>136,305</i>	<i>(102)</i>
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	20,000	535,000
<b>14 TOTAL EXPENDITURES</b>	<b>816,306</b>	<b>156,305</b>	<b>(660,002)</b>
<b>15 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>2,300</b>	<b>660,769</b>	<b>658,469</b>
<b>16 OTHER FINANCING SOURCES &amp; USES</b>			
17 Transfers In	-	-	-
18 Transfers Out	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>20 NET CHANGE IN FUND BALANCE</b>	<b>2,300</b>	<b>660,769</b>	<b>658,469</b>
21 Fund Balance - Beginning		786,672	786,672
<b>22 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 2,300</b>	<b>\$ 1,447,441</b>	<b>\$ 1,445,141</b>

*\* 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	Abigail 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	Abigail 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		#REF!	#REF!	0.00
11/03/2025	2748	Code Enforcement Department	Case# HC-WE-25-002354 and Parcel# 077452.5004		100.00	117,506.02
11/03/2025	100487	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 361737 (Reference: #364923 - Panther Trace II CDD - OCTOBER Month to Month Landscape Ma...		21,664.50	95,841.52
11/04/2025	2749	Ethan Spiess	Payroll Monitor 10/20/25 - 11/2/25		180.00	95,661.52
11/06/2025	100488	VANGUARD CLEANING SYSTEMS	Invoice: 115758 (Reference: Monthly Service Charge. )		410.00	95,251.52
11/06/2025	100489	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 364232 (Reference: #363188 - Controller A rain sensor 9-18-25. ) Invoice: 364235 (Ref...		2,332.27	92,919.25



Date	Number	Name	Memo	Deposits	Payments	Balance
11/06/2025	100490	Galaxy Pro Pools LLC	Invoice: 4188 (Reference: November 2025 Routine Pool and splash pad Services 3 visits per week. )		2,126.25	90,793.00
11/07/2025	01ACH110725	BOCC	11518 Newgate Crest Dr 09.23.25- 10.27.25		1,116.97	89,676.03
11/07/2025	110725PR1	ANNA RAMIREZ	Payroll 10/20/25 - 11/2/25		2,332.76	87,343.27
11/07/2025	110725PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.04	86,538.23
11/07/2025	110725BOS1	Engage PEO	BOS MTG 10/27/25		172.40	86,365.83
11/07/2025	110725BOS2	Geraldine Peterkin	BOS MTG 10/27/25		184.70	86,181.13
11/07/2025	89	JEFFREY A. SPIESS	BOS MTG 10/27/25		184.70	85,996.43
11/07/2025	110725BOS3	Rowland C. Miner	BOS MTG 10/27/25		184.70	85,811.73
11/07/2025	110725BOS4	Steven T. Russell	BOS MTG 10/27/25		184.70	85,627.03
11/10/2025	2750	Edward Williams (Jerry The DJ)	DJ for Annual Holiday Event 12/14/2025		375.00	85,252.03
11/10/2025	2751	Fred H. Photography LLC	Holiday Event 12.14.25		600.00	84,652.03
11/10/2025	2752	TAMPA BOUNCE LLC	Inflatables/Monitors for Holiday Party Dec 14,2025		751.00	83,901.03
11/10/2025	2753	The Mad Planter LLC	Professional Airbrush face painting and balloon twisting services		1,200.00	82,701.03
11/10/2025	2754	Thomas Hicks	Final: Santa & Mrs. Claus for Annual Holiday Party 12/14/2025		225.00	82,476.03
11/10/2025	2755	ANNA RAMIREZ	Reimbursement For Annual Community Yard Sale Signs purchased		50.00	82,426.03
11/10/2025	2756	Charles Harrilal	Repairs around the clubhouse		1,350.00	81,076.03
11/10/2025	2757	Summit Fire & Security	Annual Fire Extinguisher and exit Lights Inspections		157.50	80,918.53
11/10/2025	01ACH111025	TECO	12821 Balm Riverview Road Well 09.13.25- 10.13.25		329.73	80,588.80
11/12/2025	100491	REMSON AQUATICS	Invoice: 118772 (Reference: Mosquitofish. )		875.00	79,713.80
11/12/2025	100492	Vesta District Services	Invoice: 429507 (Reference: Monthly Management fees. )		4,305.83	75,407.97
11/12/2025	01ACH111225	TECO	Summary Bill 09.16.25- 10.14.25		2,990.06	72,417.91
11/17/2025	100493	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 367634 (Reference: #370606 - Controller A - zone 4 not working from controller. )		132.34	72,285.57
11/17/2025	100494	STANTEC CONSULTING SERVICES	Invoice: 2480625 (Reference: Engineering services. )		2,981.25	69,304.32
11/20/2025	01ACH112025	TECO	Summary Bill 09.16.25- 10.14.25		20,267.37	49,036.95
11/21/2025	2758	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	48,861.95
11/21/2025	2759	US BANK	Trustee Fees Series DS 2014 10/01/25 - 09/30/26		4,256.13	44,605.82
11/21/2025	112125PR1	ANNA RAMIREZ	Payroll 11/3/25 - 11/16/25		2,282.76	42,323.06
11/21/2025	112125PR2	Engage PEO	Payroll 11/3/25 - 11/16/25		805.04	41,518.02
11/21/2025	112125BOS1	DAVID STEPPY	BOS MTG 11/17/25		184.70	41,333.32
11/21/2025	112125BOS2	Engage PEO	BOS MTG 11/17/25		203.00	41,130.32
11/21/2025	112125BOS3	Geraldine Peterkin	BOS MTG 11/17/25		184.70	40,945.62
11/21/2025	90	JEFFREY A. SPIESS	BOS MTG 11/17/25		184.70	40,760.92
11/21/2025	112125BOS4	Rowland C. Miner	BOS MTG 11/17/25		184.70	40,576.22
11/21/2025	112125BOS5	Steven T. Russell	BOS MTG 11/17/25		184.70	40,391.52
11/24/2025	01ACH112425	BANK UNITED VISA CC	Various Purchases		1,265.93	39,125.59
11/25/2025	100495	Vesta District Services	Invoice: 429443 (Reference: billable Expenses Oct25. )		15.33	39,110.26
11/25/2025	100496	STRALEY ROBIN VERICKER	Invoice: 27482 (Reference: legal services. )		2,227.50	36,882.76
11/26/2025	01ACH112625	FRONTIER COMMUNICATIONS	Internet/Phone 11.01.25- 11.30.25		234.61	36,648.15
11/28/2025	100497	GHS ENVIRONMENTAL, LLC	Invoice: 2025-712 (Reference: Monthly Meter Readings. )		225.00	36,423.15
11/28/2025	100498	Cornerstone Air Conditioning & Heating	Invoice: 367852679 (Reference: Found drain backing up. And bad capacitor for outside fan. Cleane...		665.91	35,757.24
11/30/2025			Interest	6.37		35,763.61
<b>11/30/2025</b>	<b>End of Month</b>			<b>#REF!</b>	<b>#REF!</b>	<b>95,661.52</b>
12/01/2025	100499	Cornerstone Air Conditioning & Heating	Invoice: 366206023 (Reference: Cleaned drain and pan. Checked operation. )		708.74	35,054.87
12/02/2025	100500	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 365889 (Reference: #366883 - Panther Trace II CDD - Nov-Dec Month to Month Landscape Ma...		21,664.50	13,390.37
12/02/2025	100501	REMSON AQUATICS	Invoice: 118698 (Reference: November Lake Maintenance. )		1,585.00	11,805.37
12/02/2025	100502	VANGUARD CLEANING SYSTEMS	Invoice: 116025 (Reference: Monthly service charges. )		410.00	11,395.37
12/02/2025	100503	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 369346 (Reference: #372961 - Completed Irrigation Repairs - North Side Panther Trace Bl...		1,886.35	9,509.02
12/02/2025	01ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		200.00	9,309.02
12/02/2025	02ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		50.44	9,258.58
12/03/2025	2760	Xcellent Xteriors, LLC	Christmas Lighting-Timeline		3,604.32	5,654.26
12/03/2025			Funds Transfer	100,000.00		105,654.26
12/04/2025	100504	Galaxy Pro Pools LLC	Invoice: 4245 (Reference: December 2025 Routine Pool and splash pad Services 3 visits per week. )		2,126.25	103,528.01
12/04/2025	100505	HOME TEAM PEST DEFENSE	Invoice: 115572298 (Reference: Pest Control Service. )		27.50	103,500.51
12/05/2025	120525PR1	ANNA RAMIREZ	Payroll 11/17/25 - 11/30/25		2,332.77	101,167.74
12/05/2025	120525PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.02	100,362.72
12/09/2025	01ACH120925	BOCC	11518 Newgate Crest Dr 10.27.25- 11.25.25		948.24	99,414.48



Date	Number	Name	Memo	Deposits	Payments	Balance
12/10/2025	2761	ADVANCED ENERGY SOLUTIONS	Check Monument Lights at Entrances		970.47	98,444.01
12/10/2025	100506	REMSON AQUATICS	Invoice: 118787 (Reference: Lake Maintenance Dec 25. )		1,585.00	96,859.01
12/10/2025	01ACH121025	TECO	12821 Balm Riverview Road Well 10.14.25- 11.12.25		358.18	96,500.83
12/11/2025	01ACH121125	TECO	Summary Bill 10.15.25- 11.13.25		2,990.06	93,510.77
12/16/2025	2762	Ethan Spiess	Annual Holiday Event Help 12/14/25		75.00	93,435.77
12/16/2025	2763	JaMeyre Wallace	Annual Holiday Event Help 12/14/25		75.00	93,360.77
12/16/2025	2764	Vesta District Services	Annual Dissemination FY 2026.		1,072.00	92,288.77
12/17/2025	100507	Vesta District Services	Invoice: 429995 (Reference: Management Fees Dec 25. )		4,305.83	87,982.94
12/17/2025	100508	STANTEC CONSULTING SERVICES	Invoice: 2499324 (Reference: Engineering Services Oct 25 & Nov 25. )		844.50	87,138.44
12/17/2025			Funds Transfer	100,000.00		187,138.44
12/18/2025	100509	STRALEY ROBIN VERICKER	Invoice: 27588 (Reference: Legal Services Dec 25. )		915.00	186,223.44
12/19/2025	121925PR1	ANNA RAMIREZ	Payroll 12/1/25 - 12/14/25		2,282.77	183,940.67
12/19/2025	121925PR2	Engage PEO	Payroll 12/1/25 - 12/14/25		805.02	183,135.65
12/22/2025			Deposit	300.00		183,435.65
12/24/2025	01ACH122425	BANK UNITED VISA CC			2,886.86	180,548.79
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25- 11.13.25		20,224.51	160,324.28
12/26/2025	122625BOS1	DAVID STEPPY	BOS MTG 12/15/25		184.70	160,139.58
12/26/2025	122625BOS2	Engage PEO	BOS MTG 12/15/25		203.00	159,936.58
12/26/2025	122625BOS3	Geraldine Peterkin	BOS MTG 12/15/25		184.70	159,751.88
12/26/2025	91	JEFFREY A. SPIESS	BOS MTG 12/15/25		184.70	159,567.18
12/26/2025	122625BOS4	Rowland C. Miner	BOS MTG 12/15/25		184.70	159,382.48
12/26/2025	122625BOS5	Steven T. Russell	BOS MTG 12/15/25		184.70	159,197.78
12/29/2025	100510	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373615 (Reference: Tree Removal - 12/10/2025. ) Invoice: 373842 (Reference: #375858 - ...		2,804.14	156,393.64
12/29/2025	100511	GHS ENVIRONMENTAL, LLC	Invoice: 2025-771 (Reference: Dec25 Monthly meter Readings. )		225.00	156,168.64
12/29/2025	01ACH122925	FRONTIER COMMUNICATIONS	Internet/Phone 12.01.25- 12.31.25		234.76	155,933.88
12/30/2025	100512	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 370412 (Reference: #366883 - Panther Trace II CDD - Nov-Dec Month to Month Landscape Ma...		21,664.50	134,269.38
12/31/2025			Interest	11.81		134,281.19
<b>12/31/2025</b>	<b>End of Month</b>			<b>200,311.81</b>	<b>101,794.23</b>	<b>134,281.19</b>
01/02/2026	01ACH010226	FCC Environmental Services Florida LLC	Monthly Fee - December 2025		250.44	134,030.75
01/02/2026	010226PR1	ANNA RAMIREZ	Payroll 12/15/25 - 12/28/25		2,332.75	131,698.00
01/02/2026	010226PR2	Engage PEO	Payroll 12/15/25 - 12/28/25		824.79	130,873.21
01/05/2026	2765	Welch Tennis Courts	Balance to finish, including retainage - New Tennis Court		10,000.00	120,873.21
01/06/2026	100513	VANGUARD CLEANING SYSTEMS	Invoice: 116306 (Reference: Cleaning Services Jan 26. )		410.00	120,463.21
01/07/2026			Deposit	184.70		120,647.91
01/07/2026	2766	JEFFREY A. SPIESS	Jeffrey Spiess ck # 82 dtd 4/4/25		184.70	120,463.21
01/08/2026	2767	Hanley Pools LLC	Install a snap ring on the handrail and two floor covers		175.00	120,288.21
01/08/2026	01ACH010826	BOCC	11518 Newgate Crest Dr 11.25.25- 12.23.25		973.84	119,314.37
01/09/2026	01ACH010926	TECO	12821 Balm Riverview Road Well 11.13.25- 12.12.25		325.93	118,988.44
01/09/2026	100514	REMSON AQUATICS	Invoice: 118868 (Reference: January Lake Maintenance. )		1,585.00	117,403.44
01/09/2026	100515	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 376680 (Reference: 378775 - Panther Trace II CDD - Month to Month January Landscape Mai...		21,664.50	95,738.94
01/09/2026	100516	Vesta District Services	Invoice: 430313 (Reference: JAN25 District management services. )		4,305.83	91,433.11
01/09/2026	100517	Galaxy Pro Pools LLC	Invoice: 4302 (Reference: January 2026 Routine Pool and splash pad Services 3 visits per week. )		2,126.25	89,306.86
01/12/2026	01ACH011226	TECO	Summary Bill 11.14.25- 12.15.25		2,878.15	86,428.71
01/15/2026	100518	Vesta District Services	Invoice: 430402 (Reference: Billable Expenses -Dec 2025. )		81.13	86,347.58
01/16/2026	011626PR1	ANNA RAMIREZ	Payroll 12/29/25 - 1/11/26		2,299.83	84,047.75
01/16/2026	011626PR2	Engage PEO	Payroll 12/29/25 - 1/11/26		807.71	83,240.04
01/16/2026	EFT011625	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2025 Sales & Use Tax		122.93	83,117.11
01/19/2026	2768	FLA Pools			1,250.00	81,867.11
01/20/2026	100519	STRALEY ROBIN VERICKER	Invoice: 27798 (Reference: legal services Dec25. )		366.00	81,501.11
01/26/2026	01ACH012626	TECO	Summary Bill 11.14.25- 12.15.25		20,376.28	61,124.83
01/26/2026	02ACH012626	BANK UNITED VISA CC	Office Supplies		3,699.81	57,425.02
01/27/2026	01ACH012726	FRONTIER COMMUNICATIONS	Internet/Phone 01.01.26- 01.31.26		234.39	57,190.63
01/28/2026	100520	Vesta District Services	Invoice: 429885 (Reference: billable Expenses Nov25. )		1,312.88	55,877.75
01/29/2026	2769	Welch Tennis Courts	New Tennis Court current payment		29,365.00	26,512.75
01/30/2026	100521	GHS ENVIRONMENTAL, LLC	Invoice: 2026-145 (Reference: JAN26 Monthly Meter Reading. )		225.00	26,287.75
01/30/2026	013026PR1	ANNA RAMIREZ	Payroll 1/12/26 - 1/25/26		2,299.84	23,987.91



Date	Number	Name	Memo	Deposits	Payments	Balance
01/30/2026	013026PR2	Engage PEO	Payroll 1/12/26 - 1/25/26		797.45	23,190.46
01/30/2026			Interest	8.27		23,198.73
<b>01/31/2026</b>	<b>End of Month</b>			<b>192.97</b>	<b>111,275.43</b>	<b>23,198.73</b>
02/03/2026	01ACH020326	FCC Environmental Services Florida LLC	Monthly Fee -January 2026		250.44	22,948.29
02/04/2026	100522	HOME TEAM PEST DEFENSE	Invoice: 116224361 (Reference: Jan26 Pest Control Services. )		134.70	22,813.59
02/04/2026	100523	Vesta District Services	Invoice: 430657 (Reference: FEB26 District Management services. )		4,305.83	18,507.76
02/04/2026	100524	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 381395 (Reference: #383643 - Needed Irrigation Repairs - Item 8 January 20th Inspection...)		254.08	18,253.68
02/04/2026	100525	Galaxy Pro Pools LLC	Invoice: 4358 (Reference: February 2026 Routine Pool and splash pad Services. )		2,126.25	16,127.43
02/06/2026	01ACH020626	BOCC	11518 Newgate Crest Dr 12.23.25- 01.25.26		1,013.29	15,114.14
02/06/2026	020626BOS1	DAVID STEPPY	BOS MTG 1/26/26		184.70	14,929.44
02/06/2026	020626BOS2	Engage PEO	BOS MTG 1/26/26		203.00	14,726.44
02/06/2026	020626BOS3	Geraldine Peterkin	BOS MTG 1/26/26		184.70	14,541.74
02/06/2026	92	JEFFREY A. SPIESS	BOS MTG 1/26/26		184.70	14,357.04
02/06/2026	020626BOS4	Rowland C. Miner	BOS MTG 1/26/26		184.70	14,172.34
02/06/2026	020626BOS5	Steven T. Russell	BOS MTG 1/26/26		184.70	13,987.64
02/09/2026			Funds Transfer	150,000.00		163,987.64
02/12/2026	01ACH021226	TECO	12821 Balm Riverview Road Well 12.13.26- 01.14.26		210.46	163,777.18
02/13/2026	01ACH021326	TECO	Summary Bill 12.16.25- 01.15.26		2,991.59	160,785.59
02/13/2026	100526	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 187855 (Reference: Hurricane Milton Emergency tree removal of 2 pine trees that had fal...)		1,890.00	158,895.59
02/13/2026	021326PR1	ANNA RAMIREZ	Payroll 01/26/26 - 2/08/26		2,573.34	156,322.25
02/13/2026	021326PR2	Engage PEO	Payroll 01/26/26 - 2/08/26		906.46	155,415.79
02/17/2026	100527	STRALEY ROBIN VERICKER	Invoice: 27899 (Reference: General Matters Jan 26. )		1,799.50	153,616.29
02/17/2026			Deposit	0.20		153,616.49
02/24/2026	01ACH022426	TECO	Summary Bill 11.14.25- 12.15.25		20,732.70	132,883.79
02/26/2026	100528	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 381054 (Reference: #381496 - Panther Trace II CDD - Month to Month February Landscape M...)		21,664.50	111,219.29
02/26/2026	100529	REMSON AQUATICS	Invoice: 118952 (Reference: February Lake Maintenance. )		1,585.00	109,634.29
02/26/2026	100530	VANGUARD CLEANING SYSTEMS	Invoice: 116582 (Reference: FEB26 Monthly cleaning service. )		410.00	109,224.29
02/26/2026	01ACH022626	FRONTIER COMMUNICATIONS	Internet/Phone 02.01.26- 02.28.26		256.84	108,967.45
02/27/2026	022726PR1	ANNA RAMIREZ	Payroll 2/09/26 - 2/22/26		2,411.59	106,555.86
02/27/2026	022726PR2	Engage PEO	Payroll 2/09/26 - 2/22/26		847.21	105,708.65
02/27/2026			Interest	9.02		105,717.67
<b>02/28/2026</b>	<b>End of Month</b>			<b>150,009.22</b>	<b>67,490.28</b>	<b>105,717.67</b>
03/02/2026	2770	Thomas Hicks	Deposit: Santa & Mrs. Claus for Annual Holiday Party 12/13/26		300.00	105,417.67
03/02/2026	100531	VANGUARD CLEANING SYSTEMS	Invoice: 116843 (Reference: March (3/1/2026 - 3/31/2026) Monthly Service Charge. )		410.00	105,007.67
03/03/2026	100532	Vesta District Services	Invoice: 431103 (Reference: Management fee services Mar26. )		4,305.83	100,701.84
03/03/2026	100533	GHS ENVIRONMENTAL, LLC	Invoice: 2026-194 (Reference: Monthly Meter Readings. )		225.00	100,476.84
03/04/2026	100534	REMSON AQUATICS	Invoice: 119031 (Reference: Lake Maintenance March 26. )		1,585.00	98,891.84
03/04/2026	100535	Galaxy Pro Pools LLC	Invoice: 4383 (Reference: Routine Pool and Splash Pad Services. )		2,126.25	96,765.59
03/04/2026	01ACH030426	FCC Environmental Services Florida LLC	Monthly Fee -February 2026		250.44	96,515.15
03/05/2026	100536	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 385806 (Reference: 387887 - Irrigation Enhancement- Service Calls & Proposals. ) Invo...		1,748.90	94,766.25
03/06/2026			Deposit	1,065.00		95,831.25
03/06/2026	030626BOS1	DAVID STEPPY	BOS MTG 2/23/26		184.70	95,646.55
03/06/2026	030626BOS2	Engage PEO	BOS MTG 2/23/26		203.00	95,443.55
03/06/2026	030626BOS3	Geraldine Peterkin	BOS MTG 2/23/26		184.70	95,258.85
03/06/2026	93	JEFFREY A. SPIESS	BOS MTG 2/23/26		184.70	95,074.15
03/06/2026	030626BOS4	Rowland C. Miner	BOS MTG 2/23/26		184.70	94,889.45
03/06/2026	030626BOS5	Steven T. Russell	BOS MTG 2/23/26		184.70	94,704.75
03/09/2026	02ACH030926	BOCC	11518 Newgate Crest Dr 01.25.26- 02.23.26		788.07	93,916.68
03/12/2026	100537	Vesta District Services	Invoice: 431342 (Reference: Billable Expenses - Feb 2026. )		143.17	93,773.51
03/13/2026	01ACH031326	TECO	12821 Balm Riverview Road Well 01.15.26- 02.13.26		135.22	93,638.29
03/13/2026	2771	Panther Trace I CDD	Spring Egg Hunt 4-4-26		2,561.97	91,076.32
03/13/2026	031326PR1	ANNA RAMIREZ	Payroll 02/23/26 - 3/08/26		2,461.59	88,614.73
03/13/2026	031326PR2	Engage PEO	Payroll 02/23/26 - 3/08/26		847.21	87,767.52
03/16/2026	01ACH031626	TECO	Summary Bill 01.16.26- 02.16.26		2,991.59	84,775.93
03/18/2026	2772	Unleashed Fencing	Fencing Repair		1,250.00	83,525.93
03/23/2026	2773	ADVANCED ENERGY SOLUTIONS	Repair outlets at monuments and clubhouse		449.47	83,076.46



Date	Number	Name	Memo	Deposits	Payments	Balance
03/23/2026	100538	FCC Environmental Services Florida LLC	Invoice: 2078629 (Reference: Trash Service Mar 26. )		205.44	82,871.02
03/24/2026	2774	Ja'Meyre Wallace	Week ending 3/22/26		270.00	82,601.02
03/24/2026	01ACH032426	BANK UNITED VISA CC			900.57	81,700.45
03/25/2026	01ACH032526	TECO	Summary Bill 01.16.26- 02.16.26		20,315.65	61,384.80
03/26/2026	01ACH032626	FRONTIER COMMUNICATIONS	Internet/Phone 03.01.26- 03.31.26		256.96	61,127.84
03/26/2026	100540	Yard-Nique, Inc.	Invoice: ASI 193383 (Reference: Landscape Maintenance March 2026. )		22,388.00	38,739.84
03/27/2026	032726PR1	ANNA RAMIREZ	Payroll 3/09/26 - 3/22/26		2,411.59	36,328.25
03/27/2026	032726PR2	Engage PEO	Payroll 3/09/26 - 3/22/26		847.21	35,481.04
03/27/2026	032726BOS1	DAVID STEPPY	BOS MTG 3/23/26		184.70	35,296.34
03/27/2026	032726BOS2	Engage PEO	BOS MTG 3/23/26		203.00	35,093.34
03/27/2026	032726BOS3	Geraldine Peterkin	BOS MTG 3/23/26		184.70	34,908.64
03/27/2026	94	JEFFREY A. SPIESS	BOS MTG 3/23/26		184.70	34,723.94
03/27/2026	032726BOS4	Rowland C. Miner	BOS MTG 3/23/26		184.70	34,539.24
03/27/2026	032726BOS5	Steven T. Russell	BOS MTG 3/23/26		184.70	34,354.54
03/31/2026			Interest	7.60		34,362.14
<b>03/31/2026</b>	<b>End of Month</b>			<b>1,072.60</b>	<b>72,428.13</b>	<b>34,362.14</b>

