

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
ASSESSMENTS - ON ROLL	1,086,568	1,156,539	1,152,035	1,152,035	-
INTEREST REVENUE	66,548	58,286	300	300	-
RENTAL INCOME	4,185	1,275	3,000	3,000	-
MISCELLANEOUS REVENUE	1,778	310	-	-	-
TOTAL REVENUES	1,159,078	1,216,410	1,155,335	1,155,335	-
EXPENDITURES					
ADMINISTRATIVE:					
BOARD OF SUPERVISORS PAYROLL	12,200	8,400	12,000	12,000	-
PAYROLL TAXES	933	643	918	918	-
PAYROLL SERVICES FEE	650	500	650	650	-
TRAVEL PER DIEM	-	-	350	350	-
MANAGEMENT CONSULTING SERVICES	49,440	51,200	51,170	52,705	1,535
OFFICE SUPPLIES	1,227	1,292	750	750	-
BANK FEES	-	-	300	300	-
MISCELLANEOUS (Postage and copies)	178	248	200	200	-
MASS MAILING	1,563	1,492	1,500	1,500	-
AUDITING	3,650	3,650	3,800	3,900	100
REGULATORY AND PERMIT FEES	224	175	175	216	41
LEGAL ADVERTISEMENTS	462	941	1,000	1,000	-
ENGINEERING SERVICES	3,619	4,484	4,500	4,500	-
LEGAL SERVICES	10,601	10,147	20,000	20,000	-
SALES TAX	256	92	600	600	-
WEBSITE HOSTING	2,015	3,447	2,033	2,033	-
TOTAL ADMINISTRATIVE	87,017	86,711	99,946	101,622	1,676
INSURANCE					
INSURANCE (GENERAL LIABILITY)	31,041	36,782	38,622	38,622	-
TOTAL INSURANCE	31,041	36,782	38,622	38,622	-
DEBT SERVICE ADMINISTRATION					
DISSEMINATION AGENT - BONDS	1,000	1,035	1,072	1,072	-
ARBITRAGE REBATE	650	650	650	650	-
TRUSTEE FEES	4,148	4,148	4,500	4,500	-
TOTAL DEBT SERVICE ADMINISTRATION	5,798	5,833	6,222	6,222	-
SECURITY:					
SECURITY SYSTEM - CONTRACT	-	-	-	-	-
SECURITY SYSTEM - MAINTENANCE & IMPROVE.	8,055	-	1,500	1,500	-
TOTAL SECURITY	8,055	-	1,500	1,500	-
PHYSICAL ENVIRONMENT EXPENSES:					
ELECTRICITY	34,151	33,032	35,020	35,020	-
STREETLIGHTING LEASE	234,754	233,895	245,000	245,000	-
WATER	16,387	13,421	20,000	20,000	-
SOLID WASTE DISPOSAL	1,959	1,766	2,099	2,099	-
PET WASTE REMOVAL	-	-	-	-	-
PEST CONTROL	1,339	623	1,000	1,000	-
COMMUNICATIONS (Tel, Internet, Tech, Etc.)	4,167	2,898	4,635	4,635	-
FACILITY MAINTENANCE (lighting, etc)	63	-	1,500	1,500	-
WATERWAY MANAGEMENT PROGRAM - CONTRACT	20,270	23,366	23,598	23,598	-
WATERWAY MANAGEMENT PROGRAM - OTHER	6,895	7,131	4,000	4,000	-
LANDSCAPE MAINTENANCE - CONTRACT	261,599	266,989	310,000	268,656	(41,344)
LANDSCAPE MAINTENANCE - OTHER	3,202	46,377	35,000	35,000	-
IRRIGATION MAINTENANCE	13,063	21,224	17,500	17,500	-
IRRIGATION COMPLIANCE REPORTING	-	2,925	2,700	2,700	-
DECORATIVE LIGHTS & MAINTENANCE	7,080	5,506	9,000	9,000	-
SIGNAGE REPAIRS	1,266	-	2,000	2,000	-
CAPITAL RESERVES - WELL PUMPS	-	-	2,500	2,500	-
FIELD MISCELLANEOUS	2,805	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	609,000	659,153	715,552	674,208	(41,344)
CLUBHOUSE & AMENITY ADMINISTRATION:					
AMENITY MANAGEMENT	65,487	73,060	73,800	79,815	6,015
AMENITY MANAGEMENT - (cell phone & reimb expenses)	1,520	817	600	1,000	400
AMENITY MAINTENANCE & IMPROVEMENTS	3,807	2,724	4,000	4,000	-
AMENITY EMPLOYEE FICA TAXES	5,073	5,638	5,646	5,646	-
AMENITY EMPLOYEE PAYROLL SERVICES FEE	1,300	1,300	1,350	1,350	-
CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	4,952	4,920	6,420	6,420	-
CLUBHOUSE FACILITY MAINTENANCE - Other	3,441	2,569	10,000	10,000	-
POOL MAINTENANCE - Contract	27,901	23,515	25,515	25,515	-
POOL PERMITS	425	425	425	425	-
POOL MONITORING	31,629	18,079	36,000	36,000	-
POOL MAINTENANCE - Other	-	7,184	5,000	5,000	-
CLUBHOUSE MISCELLANEOUS SUPPLIES	1,555	2,326	4,000	4,000	-
SPECIAL EVENTS	9,692	6,746	10,000	15,000	5,000
PLAYGROUND MAINTENANCE	3,445	10,821	3,000	3,000	-
CAPITAL OUTLAY ALLOWANCE	100,961	128,840	78,383	78,383	-
CLUBHOUSE & AMENITY TOTAL	261,189	288,964	264,139	275,554	11,415
BUDGETED INCREASE FUND BALANCE-CAPITAL RES.			29,354	57,607	28,253
TOTAL EXPENDITURES	1,002,100	1,077,443	1,155,335	1,155,335	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	156,978	138,967	-	-	-
FUND BALANCE - BEGINNING	847,763	1,004,741	1,004,741	1,143,708	138,967
NET CHANGE IN FUND BALANCE	156,978	138,967	-	-	(138,967)
FUND BALANCE - ENDING	1,004,741	1,143,708	1,004,741	1,143,708	-

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FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND - CONTRACT SUMMARY**

FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
GENERAL ADMINISTRATIVE:			
BOARD OF SUPEVISORS PAYROLL	Engage PEO	\$ 12,000.00	PER MEETING. 5 BOARD MEMBERS @ \$200 EACH; ASSUMES 12 MEETINGS/YEAR - F.S. 190.006
PAYROLL TAXES	Engage PEO	\$ 918.00	7.65% OF BOS PAYROLL
PAYROLL SERVICE FEE	Engage PEO	\$ 650.00	APPROXIMATELY \$50 PER PAYROLL AND \$50 YEAR END PROCESSING
TRAVEL PER DEIM		\$ 350.00	ESTIMATED; VARIABLE/DISCRETIONARY FOR AMENITY MANAGER;
MANAGEMENT CONSULTING SERVICES	VESTA	\$ 52,705.10	District Management Services
OFFICE SUPPLIES		\$ 750.00	ESTIMATED; VARIABLE/DISCRETIONARY
BANK FEES	BANK UNITED	\$ 300.00	ESTIMATED; NO MAINTENANCE FEES - COST TO ORDER CHECK, DEPOSIT STAMP, DEPOSIT TICKETS AND SPECIAL SERVICES
MISCELLANEOUS (POSTAGE & COPIES)		\$ 200.00	ESTIMATED; VARIABLE/DISCRETIONARY (VESTA - 1099 FILING - \$50)
MASS MAILING	VESTA / TAMPA PRINT	\$ 1,500.00	ESTIMATED; VARIABLE IF MAILING NEEDS TO BE DONE FOR INCREASE IN ASSESSMENTS
AUDITING	DMHB	\$ 3,900.00	CONTRACT ENDS 2028
REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES VESTA	\$ 216.00	FIXED BY STATUTE
LEGAL ADVERTISEMENTS	Business Observer	\$ 1,000.00	ESTIMATED NON-CONTRACTUAL AGREEMENT. AMOUNT VARIES (3X PUBLIC HEARINGS, 1X YEARLY MEETING SCHEDULE)
ENGINEERING SERVICES	STANTEC CONSULTING	\$ 4,500.00	ESTIMATED; VARIABLE/DISCRETIONARY; SEE STANTEC AGREEMENT
LEGAL SERVICES	STRALEY ROBIN VERICKER	\$ 20,000.00	ESTIMATED; VARIABLE/DISCRETIONARY
SALES TAX	FLA. DEPT. OF REVENUE	\$ 600.00	ESTIMATED; DEPENDS ON MISCELLANEOUS REVENUE (7% OF REVENUE)
WEBSITE HOSTING	SCHOOLNOW VESTA	\$ 2,032.54	Website hosting and ADA compliance & Website Mgmt
INSURANCE:			
INSURANCE (POL, Liability, Property & Casualty, WC)	EGIS INSURANCE	\$ 38,622.00	Based upon FY25 WITH 5% INCREASE - WAITING ON EGIS TO GIVE US RATES.
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT - BONDS	VESTA	\$ 1,072.00	SERIES 2014
ARBITRAGE REBATE	LLS TAX SOLUTIONS	\$ 650.00	SERIES 2014
TRUSTEE FEES	US BANK	\$ 4,500.00	TRUSTEE FEE
SECURITY:			
SECURITY SYSTEM -MAINTENANCE & IMPROVEMENT		\$ 1,500.00	ESTIMATED, BASED ON NEED. INCLUDES KEY CARDS
PHYSICAL ENVIRONMENT EXPENSES:			
ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	\$ 35,020.00	ELECTRICITY FOR 16 METERS FOR PUMPS/WELLS
STREETLIGHTING LEASE	TAMPA ELECTRIC COMPANY (TECO)	\$ 245,000.00	499 STREETLIGHTS
WATER	HILLSBOROUGH COUNTY (B.O.C.C.)	\$ 20,000.00	ESTIMATED; USAGE VARIES
SOLID WASTE DISPOSAL	FCC Environmental Services	\$ 2,098.80	
PEST CONTROL	HOME TEAM PEST DEFENSE	\$ 1,000.00	APPROX \$125 PER QUARTER FOR BUGS + \$100 FOR 4 RODENT TREATMENTS
COMMUNICATIONS (TEL, INTERNET, TECH, ETC)	Frontier Communications	\$ 4,635.00	ESTIMATED; USAGE VARIES; estimates monthly bills of \$375 PLUS 3% CostLiv inc.
FACILITY MAINTENANCE		\$ 1,500.00	ESTIMATED; VARIABLE/DISCRETIONARY. Spent 2% of line item in FY 24
WATERWAY MANAGEMENT PROGRAM - CONTRACT	REMSON AQUATICS	\$ 23,598.00	\$1,585 MONTHLY LANDSCAPE PLUS \$945 QUARTERLY MITIGATION PLUS 3.5% CostLiv inc.
WATERWAY MANAGEMENT PROGRAM - OTHER	REMSON AQUATICS	\$ 4,000.00	MISC POND MAINTENANCE ITEMS
LANDSCAPE MAINTENANCE - CONTRACT	LMP	\$ 268,656.00	FIXED;MONTHLY SERVICE FOR CORE MAINTENANCE, IRRIGATION INSPECTION, TURF & ORNAMENTAL FERT/CHEM - **MP Contract YR 3 exp 3/31/2025 - will need to do RFP anticipate increase April 2025
LANDSCAPE MAINTENANCE - OTHER	LMP	\$ 35,000.00	Mulch replacement (\$33K), tree fertilization (\$2 per tree), OTC injections (\$120 per tree), sod replacement (\$1-\$1.5 sq. ft.) *May change w/COL increase &/or new contract \$31,000 spent for Hurricane clean-up FY 25
IRRIGATION MAINTENANCE	LMP	\$ 17,500.00	AS NEEDED PLUS 4% based on FY 25 - 5 mos

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FINANCIAL STATEMENT EXPENDITURES CATEGORY	VENDOR	ANNUAL	COMMENTS/SCOPE OF SERVICE
IRRIGATION COMPLIANCE REPORTING	GHS	\$ 2,700.00	MONTHLY READINGS ARE \$225
DECORATIVE LIGHT MAINTENANCE	Illuminations Holiday Lighting	\$ 9,000.00	
SIGNAGE REPAIRS		\$ 2,000.00	ESTIMATED; VARIABLE/DISCRETIONARY
FIELD MISCELLANEOUS		\$ 2,500.00	ESTIMATED; VARIABLE/DISCRETIONARY.
CLUBHOUSE & AMENITY ADMINISTRATION:			
AMENITY MANAGEMENT	Engage PEO	\$ 79,815.00	CLUBHOUSE MANAGER & ASSISTANT MGR
AMENITY MANAGEMENT - (cell phone & reimb expenses)		\$ 1,000.00	CELL PHONE REIMBURSEMENT
AMENITY MAINTENANCE & IMPROVEMENT		\$ 4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY; based on FY 24 6 mo spending
AMENITY CENTER EMPLOYEE FICA TAXES TAXES	Engage PEO	\$ 5,645.70	7.65% of Mgmt & Pool Monitor payroll
AMENITY CENTER EMPLOYEE PAYROLL SERVICE FEE	Engage PEO	\$ 1,350.00	APPROXIMATELY \$50 PER PAYROLL (26) AND \$50 YEAR END PROCESSING
CLUB FACILITY MAINTENANCE (CLEANING)	VANGUARD / Spick & Span	\$ 6,420.00	Vanguard - \$410/mo, Spick & Span - \$125/wk post-event cleaning
CLUB FACILITY MAINTENANCE -OTHER		\$ 10,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
POOL MAINTENANCE - CONTRACT	Galaxy Pro	\$ 25,515.10	
POOL PERMITS - ANNUAL	HILLSBOROUGH COUNTY PUBLIC HEALTH	\$ 425.00	MAIN POOL (\$275) AND INTERACTIVE WATER FEATURE (\$150) - SEE POOL PERMIT INVOICES
POOL MONITORING	Engage PEO	\$ 36,000.00	NEW LINE IN FY25 BUDGET, SEPARATED FROM POOL MAINTENANCE - OTHER
POOL MAINTENANCE - OTHER	Florida Pools/Galaxy Pro	\$ 5,000.00	
CLUBHOUSE MISCELLANEOUS SUPPLIES		\$ 4,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
SPECIAL EVENTS		\$ 15,000.00	ESTIMATED, VARIABLE/DISCRETIONARY
PLAYGROUND MAINTENANCE		\$ 3,000.00	ESTIMATED
CAPITAL OUTLAY		\$ 78,383.00	
INCREASE IN CAPITAL RESERVES		\$ 57,607.30	Re-Fund the reserve fund from the tennis court project
Grand Total		\$ 1,155,334.54	

**PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET	\$1,152,034.54
COLLECTION COSTS	\$24,511.37
EARLY PAYMENT DISCOUNT	\$49,022.75
GROSS O&M ASSESSMENT	\$1,225,568.66

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
Villas 33.5'	110	110	0.75	82.5	5.4%	\$65,689.59	\$597.18
Single Family 40'	318	318	1.00	318.0	20.7%	\$253,203.50	\$796.24
Single Family 50'	199	199	1.25	248.8	16.2%	\$198,064.06	\$995.30
Single Family 60'	173	173	1.50	259.5	16.9%	\$206,623.61	\$1,194.36
Single Family 70'	129	129	1.75	225.8	14.7%	\$179,750.60	\$1,393.42
Single Family 85'	190	189	2.13	404.7	26.3%	\$322,237.29	\$1,695.99
	<u>1,119</u>	<u>1,118</u>		<u>1,539.2</u>	<u>100.0%</u>	<u>\$1,225,568.66</u>	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT			FY 2026 PER LOT	VARIANCE FY26 - FY27	VARIANCE PER MONTH
	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	TOTAL PER LOT ⁽³⁾			
Villas 33.5'	\$597.18	\$424.93	\$1,022.11	\$1,022.11	\$0.00	\$0.00
Single Family 40'	\$796.24	\$566.57	\$1,362.81	\$1,362.81	\$0.00	\$0.00
Single Family 50'	\$995.30	\$708.21	\$1,703.51	\$1,703.51	\$0.00	\$0.00
Single Family 60'	\$1,194.36	\$849.85	\$2,044.21	\$2,044.21	\$0.00	\$0.00
Single Family 70'	\$1,393.42	\$991.50	\$2,384.91	\$2,384.91	\$0.00	\$0.00
Single Family 85'	\$1,695.99	\$1,206.79	\$2,902.78	\$2,902.78	\$0.00	\$0.00

⁽¹⁾ Reflects the total number of lots with Series 2014A debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2014A bond issuance. Includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2026 County property tax bill.

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
\$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

	TOTAL DEBT SERVICE
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 815,094
INTEREST - INVESTMENT	-
MISCELLANEOUS	-
TOTAL REVENUE	815,094
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2027	124,797
November 1, 2027	113,297
PRINCIPAL RETIREMENT	
May 1, 2027	575,000
TOTAL EXPENDITURES	813,094
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,000
FUND BALANCE FORWARD	-
FUND BALANCE - ENDING	\$ 2,000

NET DEBT SERVICE	815,094
COLLECTION COSTS & EARLY PMT. DISCOUNT	52,027
GROSS DEBT SERVICE ASSESSMENTS	\$ 867,121

PANTHER TRACE II CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
\$11,775,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2014

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						6,675,000
5/1/2026	550,000	4.000%	135,797	685,797		6,125,000
11/1/2026			124,797	124,797	810,594	6,125,000
5/1/2027	575,000	4.000%	124,797	699,797		5,550,000
11/1/2027			113,297	113,297	813,094	5,550,000
5/1/2028	600,000	4.000%	113,297	713,297		4,950,000
11/1/2028			101,297	101,297	814,594	4,950,000
5/1/2029	625,000	4.000%	101,297	726,297		4,325,000
11/1/2029			88,797	88,797	815,094	4,325,000
5/1/2030	650,000	4.000%	88,797	738,797		3,675,000
11/1/2030			75,797	75,797	814,594	3,675,000
5/1/2031	675,000	4.125%	75,797	750,797		3,000,000
11/1/2031			61,875	61,875	812,672	3,000,000
5/1/2032	705,000	4.125%	61,875	766,875		2,295,000
11/1/2032			47,334	47,334	814,209	2,295,000
5/1/2033	735,000	4.125%	47,334	782,334		1,560,000
11/1/2033			32,175	32,175	814,509	1,560,000
5/1/2034	765,000	4.125%	32,175	797,175		795,000
11/1/2034			16,397	16,397	813,572	795,000
5/1/2035	795,000	4.125%	16,397	811,397	811,397	-
Total	\$ 6,675,000		\$ 1,459,328	\$ 8,134,328	\$ 8,134,328	

Max. Annual Debt Service: 815,094

Footnote:

(a) Data herein for budgetary purposes only.