



Your Community.
Our Commitment.

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday

June 22, 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, June 22, 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. 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, June 22, 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

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, Facilities Director
John Vericker, 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 & 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 Proposals **EXHIBIT 2**
- B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI* **EXHIBIT 3**
 - 1. Consideration of ASI Proposals **EXHIBIT 4**
 - a. #165020 for Fire-damaged Pine Trees Removal - \$6,900.00
 - b. #167535 for Irrigation Repairs - \$6,503.82
- C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
 - 1. Announcement of Qualified Candidates for the November 3, 2026 General Election
 - Seat 1: R. Clinton Minter (Unopposed)
 - Seat 2: Vacant – No Qualifying Candidates
 - Seat 3: Jeffrey A. Spiess (Unopposed)
 - 2. Presentation of Tickler File [EXHIBIT 5](#)
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* [EXHIBIT 6](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 18, 2026 [EXHIBIT 7](#)
- B. Acceptance of the May 2026 Unaudited Financial Statement [EXHIBIT 8](#)
- C. Acceptance of FY 2025 Annual Financial Auditors’ Report [EXHIBIT 9](#)

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, July 27, 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

PENDING





EXHIBIT 2 PENDING





EXHIBIT 3





EXHIBIT 4





Proposal #165020

Date: 6/10/2026

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

Dead Pine Tree Removal From Fire Due to Lighting

Includes removal of all the pines dead from lightning/fire as well as the other side of the road. All to be cut flush, no stump grinding.

Haul all debris off site.

Tree Removals

Tree Removals

Items	Quantity	Unit	Price/Unit	Price
Tree Work	1.00	Lump Sum	\$6,900.00	\$6,900.00
			Tree Removals:	\$6,900.00
			PROJECT TOTAL:	\$6,900.00



Terms & Conditions

By _____
Jeff Myers
Date _____
6/10/2026
Yard-Nique

By _____
Date _____
Panther Trace II CDD





Proposal #165735

Date: 6/17/2026

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

Panther Trace II CDD Emergency Irrigation Repairs



Stuck Open Valve Repairs

Scope of Work - **Wire Tracking and Replacement of Two Stuck Open Irrigation Valves**

Wire track and locate two malfunctioning irrigation valves that are stuck in the open position. Access each valve, remove the existing valves, and install two new irrigation valves with new solenoids. Reconnect all wiring, test valve operation through the irrigation controller, and restore proper system functionality.

Wire Track

Items	Quantity	Unit	Price/Unit	Price
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Labor Irrigation Advanced				\$475.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	2.00	EA	\$8.49	\$16.98
Misc Irrigation Parts	1.00	EA	\$25.00	\$25.00
			Wire Track:	\$516.98

Valve Replacement

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$570.06
Rain Bird PEB Industrial Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	2.00	EA	\$335.15	\$670.29
Slip-Fix - 2"	2.00	EA	\$32.78	\$65.56
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	2.00	EA	\$8.49	\$16.98
Misc Irrigation Parts	1.00	EA	\$44.44	\$44.44
			Valve Replacement:	\$1,367.33

Controller D

Scope of Work - **Controller Replacement and Zone Tracking**

Remove and dispose of the existing irrigation controller that was damaged by a lightning strike. Install a new irrigation controller compatible with the existing irrigation system. Reconnect all existing field wiring, verify proper electrical connections, program the controller with the appropriate watering schedule, and wire track each irrigation zone to ensure there were no further damages to the system. This proposal includes startup, programming, and functional testing of the controller. Any additional lightning-related damage to field wiring, valves, sensors, or other irrigation components discovered during installation is not included and, if required, will be submitted as a separate proposal.

Controller Replacement

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				\$475.05
Rain Bird Controller Next Gen Traditionally Wired Indoor/Outdoor 12 Station Plastic Wall Mount Enclosure	1.00	EA	\$1,159.90	\$1,159.90
Rain Bird Expansion Module 12 Station for ESPLX Controller	2.00	EA	\$420.43	\$840.85
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	3.00	EA	\$8.49	\$25.47
Misc Irrigation Parts	1.00	EA	\$44.44	\$44.44
			Controller Replacement :	\$2,545.71



Track and Troubleshoot

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				\$1,900.00
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack	10.00	EA	\$8.49	\$84.90
Misc Irrigation Parts	1.00	EA	\$88.90	\$88.90
Track and Troubleshoot:				\$2,073.80
PROJECT TOTAL:				\$6,503.82



Terms & Conditions

By _____

Jeff Myers

Date _____

6/17/2026

Yard-Nique

By _____

Date _____

Panther Trace II CDD





EXHIBIT 5



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)
10. Installation of Ground Cover to Replace Mulch
11. Streetlights (June 2027)





EXHIBIT 6 PENDING





EXHIBIT 7



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, May 18, 2026 at 6:30 p.m., at the Panther Trace II
6 Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

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

10 Present and constituting a quorum were:

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

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Anna Ramirez	Facilities Director
18 Matt Remson	Account Manager, Remson Aquatics
19 Jeff Myers	Account Manager, ASI

20 **SECOND ORDER OF BUSINESS:**

PLEDGE OF ALLEGIANCE

21 **THIRD ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS

22 There being none, the next item followed.

23 **FOURTH ORDER OF BUSINESS:**

OPERATIONS AND MAINTENANCE

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

26 Mr. Remson presented the Aquatic Maintenance Report. He noted it was a busy
27 month with treatments taking longer as the sandy pond bottoms were being
28 treated. Nine ponds are dry and five are muddy. Eighty-one Grass Carp were
29 installed the prior weekend, and the algae on pond 35 was harvested.

30 1. **EXHIBIT 2:** Consideration of Remson Aquatics Proposals

31 B. **EXHIBIT 3:** Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

32 Mr. Myers presented the Landscape Maintenance Report, noting the impact of
33 the heat and lack of rain and palm trimming is scheduled for the first week of
34 June.

35 1. **EXHIBIT 4:** Consideration of ASI Proposal(s)



36 a. #159996 – April Irrigation Inspection Repairs - \$2,298.92

37 On a MOTION by Supervisor Spiess, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the
38 Board approved ASI proposal #159996 for April Irrigation Inspection Repairs in the amount of
39 \$2,298.92, for Panther Trace II Community Development District.

40 b. #160797 – Remove 10 Pine Trees and 3 Palm Trees - \$8,250.00

41 On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the
42 Board approved ASI proposal #160797 to remove 10 Pine trees and 3 Palm trees in the amount
43 of \$8,250.00, for Panther Trace II Community Development District.

44 C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*

45 A representative from Straley, Robin, Vericker was not present. A question was
46 raised regarding the District’s authority to perform work on private property.

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

48 A representative from Stantec was not present.

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

50 1. **EXHIBIT 5:** Presentation of Tickler File

51 A discussion for June 2027 on streetlights and ownership rather than
52 leasing was added to the Tickler File.

53 Supervisors discussed considering proposals for the landscape
54 improvements listed on the Tickler File.

55 F. **EXHIBIT 6:** Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

56 Recent incidents at the pool and measures to mitigate similar occurrences in the
57 future were discussed.

58 **FIFTH ORDER OF BUSINESS: FY 2027 BUDGET**

59 A. **EXHIBIT 7:** Discussion on Proposed FY 2027 Budget

60 Mr. Beckett reviewed the variances in the proposed FY 2027 budget compared
61 to FY 2026.

62 1. Review of Financial Reports

63 a. **EXHIBIT 8:** September 2025 Financial Report

64 b. Current Financial Report (See Exhibit 11)

65 2. **EXHIBIT 9:** Review of Reserve Study

66 3. Discussion on Capital Improvement Projects

67 B. **EXHIBIT 10:** Consideration and Adoption of **Resolution 2026-02, Approving**
68 **Proposed FY 2027 Budget and Setting Public Hearing (July 27, 2026)**



69 The proposed FY 2027 budget contemplates no assessment increase.

70 On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the
71 Board approved the adoption of **Resolution 2026-02, Approving Proposed FY 2027 Budget and**
72 **Setting Public Hearing (July 27, 2026)**, for Panther Trace II Community Development District.

73 **SIXTH ORDER OF BUSINESS: CONSENT AGENDA**

- 74 A. **EXHIBIT 11:** Approval of the Minutes of the Board of Supervisors Regular
75 Meeting Held April 27, 2026
- 76 B. **EXHIBIT 12:** Acceptance of the April 2026 Unaudited Financial Statement
- 77 C. **EXHIBIT 13:** Acceptance of Hillsborough County Supervisor of Elections Qualified
78 Elector Count as of April 15, 2026 – 2,514

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

82 **SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting**
83 **Agenda Items)**

84 Supervisor Russel requested a discussion on speeding and the condition of Panther Trace
85 Blvd., and asked about the progress of the Adopt-a-Pond program. Supervisor Peterkin
86 asked whether notification of HOA meetings could be added to the sign at the front of
87 the amenity center.

88 **EIGHTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**

89 Comments were heard on the adopt-a-pond program, overgrowth of trees that are
90 impeding sign visibility, the installation of gates as a traffic calming device, and incidents
91 at the pool.

92 **NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

93 *The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m.*
94 *on Monday, June 22, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive,*
95 *Riverview, FL 33579.*

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

97 **TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

98 **District Manager**

- 99 • Check with District Counsel about the wording for motorized vehicles on
100 District property
- 101 • Send contract for streetlights to Supervisor Russell
- 102 • Find out from District Counsel if we can put the HOA meeting information
103 on the sign out front



- 104 • Request District Counsel draft a cease and desist to resident at 12319
105 Gilverten Mist Dr. as they are ignoring the no fishing signs.

106 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

107 On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the
108 Board adjourned the meeting at 8:22 p.m., for Panther Trace II Community Development District.

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

113 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
114 **meeting held on June 22, 2026.**

115 _____
116 Heath Beckett, Secretary

 Jeffrey Spiess, Chair

DRAFT





EXHIBIT 8



Panther Trace II
Community Development District

Financial Statements
(Unaudited)

May 31, 2026



Panther Trace II CDD
Balance Sheet
May 31, 2026

	<u>General Fund</u>	<u>Debt Service 2014</u>	<u>TOTAL</u>
1 ASSETS			
2 Operating Account	\$ 112,550	\$ -	\$ 112,550
3 Cash - Debit Card	-	-	-
4 Money Market Account	1,557,279	-	1,557,279
5 Petty Cash	100	-	100
6 Trust Accounts:			
7 Revenue Fund	-	438,777	438,777
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)	5,778	4,109	9,887
14 Due From GF	-	17,347	17,347
15 Prepaid Expenses	1,515	-	1,515
16 Deposits	2,866	-	2,866
17 Undeposited Funds	-	-	-
18 TOTAL ASSETS	\$ 1,680,089	\$ 787,786	\$ 2,467,874
19 LIABILITIES			
20 Accounts Payable	\$ 33,271	\$ -	\$ 33,271
21 Sales Tax Payable	-	-	-
22 Deferred Revenue (Tax Roll)	5,778	4,109	9,887
23 Accrued Expenditures	-	-	-
24 Due To Developer	-	-	-
25 Due To Other Funds	17,347	-	17,347
26 TOTAL LIABILITIES	56,396	4,109	60,505
27 FUND BALANCE			
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	906,337	783,677	1,690,014
33 TOTAL FUND BALANCE	1,623,692	783,677	2,407,369
34 TOTAL LIABILITIES & FUND BALANCE	\$ 1,680,089	\$ 787,786	\$ 2,467,874



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

	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments - On Roll	\$ 1,152,035	\$ 2,026	\$ 1,146,257	\$ (5,778)	99%
3 Interest Revenue	300	4,275	42,429	42,129	14143%
4 Rental Income	3,000	-	2,645	(355)	88%
5 Miscellaneous Revenue	-	-	100	100	0%
6 TOTAL REVENUES	\$ 1,155,335	\$ 6,301	\$ 1,191,430	\$ 36,096	103%
7 EXPENDITURES					
8 ADMINISTRATIVE					
9 Board of Supervisors Payroll	\$ 12,000	\$ 1,600	\$ 8,400	\$ (3,600)	70%
10 Payroll Taxes	918	122	643	(275)	70%
11 Payroll Services Fee	650	100	450	(200)	69%
12 Travel Per Diem	350	-	64	(286)	18%
13 Management Consulting Services	51,170	4,264	34,113	(17,057)	67%
14 Office Supplies	750	-	442	(308)	59%
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	171	1,510	510	151%
21 Engineering Services	4,500	-	987	(3,513)	22%
22 Legal Services	20,000	885	9,261	(10,739)	46%
23 Sales Tax	600	-	188	(412)	31%
24 Website Hosting	2,033	42	333	(1,699)	16%
25 TOTAL ADMINISTRATIVE	99,946	7,183	57,124	(42,822)	57%
26 INSURANCE					
27 Insurance (General Liability)	38,622	-	38,388	(234)	99%
28 TOTAL INSURANCE	38,622	-	38,388	(234)	99%
29 DEBT SERVICE ADMINISTRATION					
30 Dissemination Agent - Bonds	1,072	-	1,072	-	100%
31 Arbitrage Rebate	650	-	650	-	100%
32 Trustee Fees	4,500	-	4,256	(244)	95%
33 TOTAL DEBT SERVICE ADMINISTRATION	6,222	-	5,978	(244)	96%
34 SECURITY					
35 Security System - Maintenance & Improve.	1,500	-	-	(1,500)	0%
36 TOTAL SECURITY	1,500	-	-	(1,500)	0%
37 PHYSICAL ENVIRONMENT					
38 Electricity	35,020	3,120	22,395	(12,625)	64%
39 Streetlighting Lease	245,000	20,958	166,245	(78,755)	68%
40 Water	20,000	1,845	9,180	(10,820)	46%
41 Solid Waste Disposal	2,099	289	1,792	(307)	85%
42 Pest Control	1,000	-	323	(677)	32%
43 Communications (Tel, Internet, Tech, Etc.)	4,635	312	2,126	(2,509)	46%
44 Facility Maintenance (Lighting, Etc)	1,500	-	-	(1,500)	0%
45 Waterway Management Program - Contract	23,598	1,585	12,680	(10,918)	54%
46 Waterway Management Program - Other	4,000	3,821	19,293	15,293	482%
47 Landscape Maintenance - Contract	310,000	47,075	200,173	(109,827)	65%
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	-	1,575	(1,125)	58%



	FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget	
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	TOTAL PHYSICAL ENVIRONMENT	715,552	79,004	451,712	(263,840)	63%
55	CLUBHOUSE & AMENITY ADMINISTRATION					
56	Amenity Management	73,800	5,962	49,402	(24,398)	67%
57	Amenity Management - (Cell Phone & Reimb Expenses)	600	50	900	300	150%
58	Amenity Maintenance & Improvements	4,000	-	6,027	2,027	151%
59	Amenity Employee FICA Taxes	5,646	456	3,828	(1,817)	68%
60	Amenity Employee Payroll Services Fee	1,350	100	850	(500)	63%
61	Clubhouse Facility Maintenance (Cleaning)	6,420	565	5,710	(710)	89%
62	Clubhouse Facility Maintenance - Other	10,000	-	7,736	(2,264)	77%
63	Pool Maintenance - Contract	25,515	2,126	19,236	(6,279)	75%
64	Pool Permits	425	676	675	250	159%
65	Pool Monitoring	36,000	3,559	6,195	(29,805)	17%
66	Pool Maintenance - Other	5,000	725	10,411	5,411	208%
67	Clubhouse Miscellaneous Supplies	4,000	-	1,013	(2,987)	25%
68	Special Events	10,000	-	9,227	(773)	92%
69	Playground Maintenance	3,000	448	861	(2,139)	29%
70	Capital Outlay Allowance	78,383	-	39,365	(39,018)	50%
71	TOTAL CLUBHOUSE & AMENITY ADMINISTRATION	264,139	14,667	161,437	(102,702)	61%
72	BUDGETED INCREASE FUND BALANCE-CAPITAL RES.	29,354	-	-	(29,354)	0%
73	TOTAL EXPENDITURES	1,155,335	100,855	714,639	(440,695)	62%
74	REVENUES OVER (UNDER) EXPENDITURES	-	(94,554)	476,791	476,791	0%
75	OTHER FINANCING SOURCES & USES					
76	Transfers In	-	-	-	-	
77	Transfers Out	-	-	-	-	
78	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
77	NET CHANGE IN FUND BALANCE	-	(94,554)	476,791	476,791	
78	Fund Balance - Beginning	1,004,741		1,146,901	1,140,280	
79	FUND BALANCE - ENDING - PROJECTED	\$ 1,004,741		\$ 1,623,692	\$ 2,093,861	
80	ANALYSIS OF FUND BALANCE					
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		906,337		
86	TOTAL FUND BALANCE	1,004,741		1,623,692		



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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 818,606	\$ 814,497	\$ (4,109)
3 Interest Revenue	-	16,918	16,918
4 Misc. Revenue	-	-	-
5 Prepayment on Bonds	-	8,679	8,679
6 TOTAL REVENUES	818,606	840,093	21,487
7 EXPENDITURES			
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	135,797	406
11 November 1, 2026	125,103	-	125,103
12 Principal Retirement			
13 May 1, 2026	555,000	570,000	(15,000)
14 TOTAL EXPENDITURES	816,306	842,102	25,795
15 REVENUES OVER (UNDER) EXPENDITURES	2,300	(2,008)	(4,308)
16 OTHER FINANCING SOURCES & USES			
17 Transfers In	-	-	-
18 Transfers Out	-	-	-
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
20 NET CHANGE IN FUND BALANCE	2,300	(2,008)	(4,308)
21 Fund Balance - Beginning		785,685	785,685
22 FUND BALANCE - ENDING - PROJECTED	\$ 2,300	\$ 783,677	\$ 781,377

** 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			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: 115462 (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	2736	Sarah Milligan	Payroll Monitor 9/22/25 - 10/05/25		150.00	198,266.27
10/08/2025	2737	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 - Policy #100125586		36,888.00	161,378.27
10/10/2025	01ACH101025	TECO	12821 Balm Riverview Road Well 08.14.25- 09.12.25		285.07	161,093.20
10/10/2025	101025PR1	ANNA RAMIREZ	Payroll 9/22/25 - 10/5/25		2,332.77	158,760.43
10/10/2025	101025PR2	Engage PEO	Payroll 9/22/25 - 10/5/25		805.02	157,955.41
10/14/2025	2738	Hanley Pools LLC	clean out both pool showers due to debris		125.00	157,830.41
10/14/2025	100480	Vesta District Services	Invoice: 428939 (Reference: Oct25 Management fees.)		4,305.83	153,524.58
10/14/2025	01ACH101425	TECO	Summary Bill 08.15.25- 10.15.25		2,780.40	150,744.18
10/14/2025	02ACH101425	Deluxe Bus Sys.	Checks		278.68	150,465.50
10/16/2025	100481	STRALEY ROBIN VERICKER	Invoice: 27250 (Reference: Professional Services Rendered Through September 30, 2025.)		1,575.28	148,890.22
10/17/2025	2739	EGIS INSURANCE & RISK ADVISORS	Policy # WC100125586 10/01/25- 10/01/26		1,500.00	147,390.22
10/17/2025	EFT101725	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2024 Sales & Use Tax		64.72	147,325.50
10/20/2025	2740	ANNA RAMIREZ	Reimbursement For Annual Community Holiday Party		375.35	146,950.15
10/22/2025	2741	Abigail Spiess	Payroll Monitor 10/05/25 - 10/19/25		90.00	146,860.15
10/22/2025	2742	Ethan Spiess	Payroll Monitor 10/05/25 - 10/19/25		258.75	146,601.40
10/22/2025	01ACH102225	TECO	Summary Bill 04.16.25- 05.15.25		19,496.72	127,104.68
10/24/2025	01ACH102425	BANK UNITED VISA CC	Wagner Events- Deposit		253.03	126,851.65
10/24/2025	102425PR1	ANNA RAMIREZ	Payroll 10/6/25 - 10/19/25		2,282.76	124,568.89
10/24/2025	102425PR2	Engage PEO	Payroll 10/6/25 - 10/19/25		805.04	123,763.85
10/27/2025	2746	Xcellent Xteriors, LLC			1,075.00	122,688.85
10/28/2025	01ACH102825	FRONTIER COMMUNICATIONS	Internet/Phone 10.01.25- 10.31.25		234.51	122,454.34
10/30/2025	2747	Hanley Pools LLC	Final 50%- Replace 10hp filtration motor		1,791.50	120,662.84
10/30/2025	100482	HOME TEAM PEST DEFENSE	Invoice: 113886351 (Reference: pest control service.)		130.80	120,532.04
10/30/2025	100483	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 363138 (Reference: #363190 - Leak in main line 9-18-25.) Invoice: 363139 (Reference:...		927.25	119,604.79
10/30/2025	100484	Vesta District Services	Invoice: 429122 (Reference: Billable Expenses - June 2025.)		20.73	119,584.06
10/30/2025	100485	GHS ENVIRONMENTAL, LLC	Invoice: 2025-645 (Reference: Monthly Meter Readings Oct25.)		225.00	119,359.06
10/30/2025	100486	LLS TAX SOLUTIONS, INC.	Invoice: 003939 (Reference: Arbitrage Services Series 2014.)		650.00	118,709.06
10/31/2025			Interest	14.46		118,723.52
10/31/2025		End of Month		14.46	91,337.63	118,723.52
11/03/2025	2748	Code Enforcement Department	Case# HC-WE-25-002354 and Parcel# 077452.5004		100.00	118,623.52
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	96,959.02
11/04/2025	2749	Ethan Spiess	Payroll Monitor 10/20/25 - 11/2/25		180.00	96,779.02
11/06/2025	100488	VANGUARD CLEANING SYSTEMS	Invoice: 115758 (Reference: Monthly Service Charge.)		410.00	96,369.02
11/06/2025	100489	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 364232 (Reference: #363188 - Controllor A rain sensor 9-18-25.) Invoice: 364235 (Ref...		2,332.27	94,036.75
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	91,910.50
11/07/2025	01ACH110725	BOCC	11518 Newgate Crest Dr 09.23.25- 10.27.25		1,116.97	90,793.53



Date	Number	Name	Memo	Deposits	Payments	Balance
11/07/2025	110725PR1	ANNA RAMIREZ	Payroll 10/20/25 - 11/2/25		2,332.76	88,460.77
11/07/2025	110725PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.04	87,655.73
11/07/2025	110725BOS1	Engage PEO	BOS MTG 10/27/25		172.40	87,483.33
11/07/2025	110725BOS2	Geraldine Peterkin	BOS MTG 10/27/25		184.70	87,298.63
11/07/2025	89	JEFFREY A. SPIESS	BOS MTG 10/27/25		184.70	87,113.93
11/07/2025	110725BOS3	Rowland C. Miner	BOS MTG 10/27/25		184.70	86,929.23
11/07/2025	110725BOS4	Steven T. Russell	BOS MTG 10/27/25		184.70	86,744.53
11/10/2025	2750	Edward Williams (Jerry The DJ)	DJ for Annual Holiday Event 12/14/2025		375.00	86,369.53
11/10/2025	2751	Fred H. Photography LLC	Holiday Event 12.14.25		600.00	85,769.53
11/10/2025	2752	TAMPA BOUNCE LLC	Inflatables/Monitors for Holiday Party Dec 14,2025		751.00	85,018.53
11/10/2025	2753	The Mad Planter LLC	Professional Airbrush face painting and balloon twisting services		1,200.00	83,818.53
11/10/2025	2754	Thomas Hicks	Final: Santa & Mrs. Claus for Annual Holiday Party 12/14/2025		225.00	83,593.53
11/10/2025	2755	ANNA RAMIREZ	Reimbursement For Annual Community Yard Sale Signs purchased		50.00	83,543.53
11/10/2025	2756	Charles Harrilal	Repairs around the clubhouse		1,350.00	82,193.53
11/10/2025	2757	Summit Fire & Security	Annual Fire Extinguisher and exit Lights Inspections		157.50	82,036.03
11/10/2025	01ACH111025	TECO	12821 Balm Riverview Road Well 09.13.25- 10.13.25		329.73	81,706.30
11/12/2025	100491	REMSON AQUATICS	Invoice: 118772 (Reference: Mosquitofish.)		875.00	80,831.30
11/12/2025	100492	Vesta District Services	Invoice: 429507 (Reference: Monthly Management fees.)		4,305.83	76,525.47
11/12/2025	01ACH111225	TECO	Summary Bill 09.16.25- 10.14.25		2,990.06	73,535.41
11/17/2025	100493	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 367634 (Reference: #370606 - Controller A - zone 4 not working from controller.)		132.34	73,403.07
11/17/2025	100494	STANTEC CONSULTING SERVICES	Invoice: 2480625 (Reference: Engineering services.)		2,981.25	70,421.82
11/20/2025	01ACH112025	TECO	Summary Bill 09.16.25- 10.14.25		20,267.37	50,154.45
11/21/2025	2758	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	49,979.45
11/21/2025	2759	US BANK	Trustee Fees Series DS 2014 10/01/25 - 09/30/26		4,256.13	45,723.32
11/21/2025	112125PR1	ANNA RAMIREZ	Payroll 11/3/25 - 11/16/25		2,282.76	43,440.56
11/21/2025	112125PR2	Engage PEO	Payroll 11/3/25 - 11/16/25		805.04	42,635.52
11/21/2025	112125BOS1	DAVID STEPPY	BOS MTG 11/17/25		184.70	42,450.82
11/21/2025	112125BOS2	Engage PEO	BOS MTG 11/17/25		203.00	42,247.82
11/21/2025	112125BOS3	Geraldine Peterkin	BOS MTG 11/17/25		184.70	42,063.12
11/21/2025	90	JEFFREY A. SPIESS	BOS MTG 11/17/25		184.70	41,878.42
11/21/2025	112125BOS4	Rowland C. Miner	BOS MTG 11/17/25		184.70	41,693.72
11/21/2025	112125BOS5	Steven T. Russell	BOS MTG 11/17/25		184.70	41,509.02
11/24/2025	01ACH112425	BANK UNITED VISA CC	Various Purchases		1,265.93	40,243.09
11/25/2025	100495	Vesta District Services	Invoice: 429443 (Reference: billable Expenses Oct25.)		15.33	40,227.76
11/25/2025	100496	STRALEY ROBIN VERICKER	Invoice: 27482 (Reference: legal services.)		2,227.50	38,000.26
11/26/2025	01ACH112625	FRONTIER COMMUNICATIONS	Internet/Phone 11.01.25- 11.30.25		234.61	37,765.65
11/28/2025	100497	GHS ENVIRONMENTAL, LLC	Invoice: 2025-712 (Reference: Monthly Meter Readings.)		225.00	37,540.65
11/28/2025	100498	Cornerstone Air Conditioning & Heating	Invoice: 367852679 (Reference: Found drain backing up. And bad capacitor for outside fan. Cleane...)		665.91	36,874.74
11/30/2025			Interest	6.37		36,881.11
11/30/2025		End of Month		6.37	81,848.78	36,881.11
12/01/2025	100499	Cornerstone Air Conditioning & Heating	Invoice: 366206023 (Reference: Cleaned drain and pan. Checked operation.)		708.74	36,172.37
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	14,507.87
12/02/2025	100501	REMSON AQUATICS	Invoice: 118698 (Reference: November Lake Maintenance.)		1,585.00	12,922.87
12/02/2025	100502	VANGUARD CLEANING SYSTEMS	Invoice: 116025 (Reference: Monthly service charges.)		410.00	12,512.87
12/02/2025	100503	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 369346 (Reference: #372961 - Completed Irrigation Repairs - North Side Panther Trace Bl...)		1,886.35	10,626.52
12/02/2025	01ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		200.00	10,426.52
12/02/2025	02ACH120225	FCC Environmental Services Florida LLC	Monthly Fee - November 2025		50.44	10,376.08
12/03/2025	2760	Xcellent Xteriors, LLC	Christmas Lighting-Timeline		3,604.32	6,771.76
12/03/2025			Funds Transfer	100,000.00		106,771.76
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	104,645.51
12/04/2025	100505	HOME TEAM PEST DEFENSE	Invoice: 115572298 (Reference: Pest Control Service.)		27.50	104,618.01
12/05/2025	120525PR1	ANNA RAMIREZ	Payroll 11/17/25 - 11/30/25		2,332.77	102,285.24
12/05/2025	120525PR2	Engage PEO	Payroll 10/20/25 - 11/2/25		805.02	101,480.22
12/09/2025	01ACH120925	BOCC	11518 Newgate Crest Dr 10.27.25- 11.25.25		948.24	100,531.98
12/10/2025	2761	ADVANCED ENERGY SOLUTIONS	Check Monument Lights at Entrances		970.47	99,561.51
12/10/2025	100506	REMSON AQUATICS	Invoice: 118787 (Reference: Lake Maintenance Dec 25.)		1,585.00	97,976.51



Date	Number	Name	Memo	Deposits	Payments	Balance
12/10/2025	01ACH121025	TECO	12821 Balm Riverview Road Well 10.14.25- 11.12.25		358.18	97,618.33
12/11/2025	01ACH121125	TECO	Summary Bill 10.15.25- 11.13.25		2,990.06	94,628.27
12/16/2025	2762	Ethan Spiess	Annual Holiday Event Help 12/14/25		75.00	94,553.27
12/16/2025	2763	Ja'Meyre Wallace	Annual Holiday Event Help 12/14/25		75.00	94,478.27
12/16/2025	2764	Vesta District Services	Annual Dissemination FY 2026.		1,072.00	93,406.27
12/17/2025	100507	Vesta District Services	Invoice: 429995 (Reference: Management Fees Dec 25.)		4,305.83	89,100.44
12/17/2025	100508	STANTEC CONSULTING SERVICES	Invoice: 2499324 (Reference: Engineering Services Oct 25 & Nov 25.)		844.50	88,255.94
12/17/2025			Funds Transfer	100,000.00		188,255.94
12/18/2025	100509	STRALEY ROBIN VERICKER	Invoice: 27588 (Reference: Legal Services Dec 25.)		915.00	187,340.94
12/19/2025	121925PR1	ANNA RAMIREZ	Payroll 12/1/25 - 12/14/25		2,282.77	185,058.17
12/19/2025	121925PR2	Engage PEO	Payroll 12/1/25 - 12/14/25		805.02	184,253.15
12/22/2025			Deposit	300.00		184,553.15
12/24/2025	01ACH122425	BANK UNITED VISA CC	Summary Bill 10.15.25- 11.13.25		2,886.86	181,666.29
12/26/2025	01ACH122625	TECO	Summary Bill 10.15.25- 11.13.25		20,224.51	161,441.78
12/26/2025	122625BOS1	DAVID STEPPY	BOS MTG 12/15/25		184.70	161,257.08
12/26/2025	122625BOS2	Engage PEO	BOS MTG 12/15/25		203.00	161,054.08
12/26/2025	122625BOS3	Geraldine Peterkin	BOS MTG 12/15/25		184.70	160,869.38
12/26/2025	91	JEFFREY A. SPIESS	BOS MTG 12/15/25		184.70	160,684.68
12/26/2025	122625BOS4	Rowland C. Miner	BOS MTG 12/15/25		184.70	160,499.98
12/26/2025	122625BOS5	Steven T. Russell	BOS MTG 12/15/25		184.70	160,315.28
12/29/2025	100510	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 373615 (Reference: Tree Removal - 12/10/2025.) Invoice: 373842 (Reference: #375858 - ...		2,804.14	157,511.14
12/29/2025	100511	GHS ENVIRONMENTAL, LLC	Invoice: 2025-771 (Reference: Dec25 Monthly meter Readings.)		225.00	157,286.14
12/29/2025	01ACH122925	FRONTIER COMMUNICATIONS	Internet/Phone 12.01.25- 12.31.25		234.76	157,051.38
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	135,386.88
12/31/2025			Interest	11.81		135,398.69
12/31/2025	End of Month			200,311.81	101,794.23	135,398.69
01/02/2026	01ACH010226	FCC Environmental Services Florida LLC	Monthly Fee - December 2025		250.44	135,148.25
01/02/2026	010226PR1	ANNA RAMIREZ	Payroll 12/15/25 - 12/28/25		2,332.75	132,815.50
01/02/2026	010226PR2	Engage PEO	Payroll 12/15/25 - 12/28/25		824.79	131,990.71
01/05/2026	2765	Welch Tennis Courts	Balance to finish, including retainage - New Tennis Court		10,000.00	121,990.71
01/06/2026	100513	VANGUARD CLEANING SYSTEMS	Invoice: 116306 (Reference: Cleaning Services Jan 26.)		410.00	121,580.71
01/07/2026			Deposit	184.70		121,765.41
01/07/2026	2766	JEFFREY A. SPIESS	Jeffrey Spiess ck # 82 dtd 4/4/25		184.70	121,580.71
01/08/2026	2767	Hanley Pools LLC	Install a snap ring on the handrail and two floor covers		175.00	121,405.71
01/08/2026	01ACH010826	BOCC	11518 Newgate Crest Dr 11.25.25- 12.23.25		973.84	120,431.87
01/09/2026	01ACH010926	TECO	12821 Balm Riverview Road Well 11.13.25- 12.12.25		325.93	120,105.94
01/09/2026	100514	REMSON AQUATICS	Invoice: 118868 (Reference: January Lake Maintenance.)		1,585.00	118,520.94
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	96,856.44
01/09/2026	100516	Vesta District Services	Invoice: 430313 (Reference: JAN25 District management services.)		4,305.83	92,550.61
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	90,424.36
01/12/2026	01ACH011226	TECO	Summary Bill 11.14.25- 12.15.25		2,878.15	87,546.21
01/15/2026	100518	Vesta District Services	Invoice: 430402 (Reference: Billable Expenses -Dec 2025.)		81.13	87,465.08
01/16/2026	011626PR1	ANNA RAMIREZ	Payroll 12/29/25 - 1/11/26		2,299.83	85,165.25
01/16/2026	011626PR2	Engage PEO	Payroll 12/29/25 - 1/11/26		807.71	84,357.54
01/16/2026	EFT011625	FLORIDA DEPARTMENT OF REVENUE	4th Qtr 2025 Sales & Use Tax		122.93	84,234.61
01/19/2026	2768	FLA Pools			1,250.00	82,984.61
01/20/2026	100519	STRALEY ROBIN VERICKER	Invoice: 27798 (Reference: legal services Dec25.)		366.00	82,618.61
01/26/2026	01ACH012626	TECO	Summary Bill 11.14.25- 12.15.25		20,376.28	62,242.33
01/26/2026	02ACH012626	BANK UNITED VISA CC	Office Supplies		3,699.81	58,542.52
01/27/2026	01ACH012726	FRONTIER COMMUNICATIONS	Internet/Phone 01.01.26- 01.31.26		234.39	58,308.13
01/28/2026	100520	Vesta District Services	Invoice: 429885 (Reference: billable Expenses Nov25.)		1,312.88	56,995.25
01/29/2026	2769	Welch Tennis Courts	New Tennis Court current payment		29,365.00	27,630.25
01/30/2026	100521	GHS ENVIRONMENTAL, LLC	Invoice: 2026-145 (Reference: JAN26 Monthly Meter Reading.)		225.00	27,405.25
01/30/2026	013026PR1	ANNA RAMIREZ	Payroll 1/12/26 - 1/25/26		2,299.84	25,105.41
01/30/2026	013026PR2	Engage PEO	Payroll 1/12/26 - 1/25/26		797.45	24,307.96
01/30/2026			Interest	8.27		24,316.23



Date	Number	Name	Memo	Deposits	Payments	Balance
01/31/2026		End of Month		192.97	111,275.43	24,316.23
02/03/2026	01ACH020326	FCC Environmental Services Florida LLC	Monthly Fee -January 2026		250.44	24,065.79
02/04/2026	100522	HOME TEAM PEST DEFENSE	Invoice: 116224361 (Reference: Jan26 Pest Control Services.)		134.70	23,931.09
02/04/2026	100523	Vesta District Services	Invoice: 430657 (Reference: FEB26 District Management services.)		4,305.83	19,625.26
02/04/2026	100524	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 381395 (Reference: #383643 - Needed Irrigation Repairs - Item 8 January 20th Inspection...		254.08	19,371.18
02/04/2026	100525	Galaxy Pro Pools LLC	Invoice: 4358 (Reference: February 2026 Routine Pool and splash pad Services.)		2,126.25	17,244.93
02/06/2026	01ACH020626	BOCC	11518 Newgate Crest Dr 12.23.25- 01.25.26		1,013.29	16,231.64
02/06/2026	020626BOS1	DAVID STEPPY	BOS MTG 1/26/26		184.70	16,046.94
02/06/2026	020626BOS2	Engage PEO	BOS MTG 1/26/26		203.00	15,843.94
02/06/2026	020626BOS3	Geraldine Peterkin	BOS MTG 1/26/26		184.70	15,659.24
02/06/2026	92	JEFFREY A. SPIESS	BOS MTG 1/26/26		184.70	15,474.54
02/06/2026	020626BOS4	Rowland C. Miner	BOS MTG 1/26/26		184.70	15,289.84
02/06/2026	020626BOS5	Steven T. Russell	BOS MTG 1/26/26		184.70	15,105.14
02/09/2026			Funds Transfer	150,000.00		165,105.14
02/12/2026	01ACH021226	TECO	12821 Balm Riverview Road Well 12.13.26- 01.14.26		210.46	164,894.68
02/13/2026	01ACH021326	TECO	Summary Bill 12.16.25- 01.15.26		2,991.59	161,903.09
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	160,013.09
02/13/2026	021326PR1	ANNA RAMIREZ	Payroll 01/26/26 - 2/08/26		2,573.34	157,439.75
02/13/2026	021326PR2	Engage PEO	Payroll 01/26/26 - 2/08/26		906.46	156,533.29
02/17/2026	100527	STRALEY ROBIN VERICKER	Invoice: 27899 (Reference: General Matters Jan 26.)		1,799.50	154,733.79
02/17/2026			Deposit	0.20		154,733.99
02/24/2026	01ACH022426	TECO	Summary Bill 11.14.25- 12.15.25		20,732.70	134,001.29
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	112,336.79
02/26/2026	100529	REMSON AQUATICS	Invoice: 118952 (Reference: February Lake Maintenance.)		1,585.00	110,751.79
02/26/2026	100530	VANGUARD CLEANING SYSTEMS	Invoice: 116582 (Reference: FEB26 Monthly cleaning service.)		410.00	110,341.79
02/26/2026	01ACH022626	FRONTIER COMMUNICATIONS	Internet/Phone 02.01.26- 02.28.26		256.84	110,084.95
02/27/2026	022726PR1	ANNA RAMIREZ	Payroll 2/09/26 - 2/22/26		2,411.59	107,673.36
02/27/2026	022726PR2	Engage PEO	Payroll 2/09/26 - 2/22/26		847.21	106,826.15
02/27/2026			Interest	9.02		106,835.17
02/28/2026		End of Month		150,009.22	67,490.28	106,835.17
03/02/2026	2770	Thomas Hicks	Deposit: Santa & Mrs. Claus for Annual Holiday Party 12/13/26		300.00	106,535.17
03/02/2026	100531	VANGUARD CLEANING SYSTEMS	Invoice: 116843 (Reference: March (3/1/2026 - 3/31/2026) Monthly Service Charge.)		410.00	106,125.17
03/03/2026	100532	Vesta District Services	Invoice: 431103 (Reference: Management fee services Mar26.)		4,305.83	101,819.34
03/03/2026	100533	GHS ENVIRONMENTAL, LLC	Invoice: 2026-194 (Reference: Monthly Meter Readings.)		225.00	101,594.34
03/04/2026	100534	REMSON AQUATICS	Invoice: 119031 (Reference: Lake Maintenance March 26.)		1,585.00	100,009.34
03/04/2026	100535	Galaxy Pro Pools LLC	Invoice: 4383 (Reference: Routine Pool and Splash Pad Services.)		2,126.25	97,883.09
03/04/2026	01ACH030426	FCC Environmental Services Florida LLC	Monthly Fee -February 2026		250.44	97,632.65
03/05/2026	100536	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	Invoice: 385806 (Reference: 387887 - Irrigation Enhancement- Service Calls & Proposals.) Invo...		1,748.90	95,883.75
03/06/2026			Deposit	1,065.00		96,948.75
03/06/2026	030626BOS1	DAVID STEPPY	BOS MTG 2/23/26		184.70	96,764.05
03/06/2026	030626BOS2	Engage PEO	BOS MTG 2/23/26		203.00	96,561.05
03/06/2026	030626BOS3	Geraldine Peterkin	BOS MTG 2/23/26		184.70	96,376.35
03/06/2026	93	JEFFREY A. SPIESS	BOS MTG 2/23/26		184.70	96,191.65
03/06/2026	030626BOS4	Rowland C. Miner	BOS MTG 2/23/26		184.70	96,006.95
03/06/2026	030626BOS5	Steven T. Russell	BOS MTG 2/23/26		184.70	95,822.25
03/09/2026	02ACH030926	BOCC	11518 Newgate Crest Dr 01.25.26- 02.23.26		788.07	95,034.18
03/12/2026	100537	Vesta District Services	Invoice: 431342 (Reference: Billable Expenses - Feb 2026.)		143.17	94,891.01
03/13/2026	01ACH031326	TECO	12821 Balm Riverview Road Well 01.15.26- 02.13.26		135.22	94,755.79
03/13/2026	2771	Panther Trace I CDD	Spring Egg Hunt 4-4-26		2,561.97	92,193.82
03/13/2026	031326PR1	ANNA RAMIREZ	Payroll 02/23/26 - 3/08/26		2,461.59	89,732.23
03/13/2026	031326PR2	Engage PEO	Payroll 02/23/26 - 3/08/26		847.21	88,885.02
03/16/2026	01ACH031626	TECO	Summary Bill 01.16.26- 02.16.26		2,991.59	85,893.43
03/18/2026	2772	Unleashed Fencing	Fencing Repair		1,250.00	84,643.43
03/23/2026	2773	ADVANCED ENERGY SOLUTIONS	Repair outlets at monuments and clubhouse		449.47	84,193.96
03/23/2026	100538	FCC Environmental Services Florida LLC	Invoice: 2078629 (Reference: Trash Service Mar 26.)		205.44	83,988.52
03/24/2026	2774	JaMeyre Wallace	Week ending 3/22/26		270.00	83,718.52



Date	Number	Name	Memo	Deposits	Payments	Balance
03/24/2026	01ACH032426	BANK UNITED VISA CC			900.57	82,817.95
03/25/2026	01ACH032526	TECO	Summary Bill 01.16.26- 02.16.26		20,315.65	62,502.30
03/26/2026	01ACH032626	FRONTIER COMMUNICATIONS	Internet/Phone 03.01.26- 03.31.26		256.96	62,245.34
03/26/2026	100540	Yard-Nique, Inc.	Invoice: ASI 193383 (Reference: Landscape Maintenance March 2026.)		22,388.00	39,857.34
03/27/2026	032726PR1	ANNA RAMIREZ	Payroll 3/09/26 - 3/22/26		2,411.59	37,445.75
03/27/2026	032726PR2	Engage PEO	Payroll 3/09/26 - 3/22/26		847.21	36,598.54
03/27/2026	032726BOS1	DAVID STEPPY	BOS MTG 3/23/26		184.70	36,413.84
03/27/2026	032726BOS2	Engage PEO	BOS MTG 3/23/26		203.00	36,210.84
03/27/2026	032726BOS3	Geraldine Peterkin	BOS MTG 3/23/26		184.70	36,026.14
03/27/2026	94	JEFFREY A. SPIESS	BOS MTG 3/23/26		184.70	35,841.44
03/27/2026	032726BOS4	Rowland C. Miner	BOS MTG 3/23/26		184.70	35,656.74
03/27/2026	032726BOS5	Steven T. Russell	BOS MTG 3/23/26		184.70	35,472.04
03/31/2026			Interest	7.60		35,479.64
03/31/2026		End of Month		1,072.60	72,428.13	35,479.64
04/03/2026	2775	STRALEY ROBIN VERICKER	Reference: Legal Services Feb 26.		1,647.00	33,832.64
04/06/2026	100541	VANGUARD CLEANING SYSTEMS	Invoice: 117095 (Reference: Monthly Service Charge Apr26.)		410.00	33,422.64
04/06/2026			Funds Transfer	150,000.00		183,422.64
04/07/2026	2776	Abigaily Spiess	Payroll Monitor 03/30/26 - 04/05/26		108.75	183,313.89
04/07/2026	2777	Ethan Spiess	Payroll Monitor 03/30/26 - 04/05/26		258.75	183,055.14
04/07/2026	01ACH040726	BOCC	11518 Newgate Crest Dr 02.23.26- 03.25.26		867.70	182,187.44
04/09/2026			Funds Transfer	900,000.00		1,082,187.44
04/09/2026	2778	US Bank Tax distribution	Tax Distribution DS 2014		802,747.66	279,439.78
04/10/2026	2779	Hanley Pools LLC	Pump removal and install new Haywood 400 Series 7.5 HP Pump and replacement of seal plate		1,945.00	277,494.78
04/10/2026	100542	STANTEC CONSULTING SERVICES	Invoice: 2544668 (Reference: Engineering services.)		142.75	277,352.03
04/10/2026	100543	Vesta District Services	Invoice: 431784 (Reference: Apr26 Management fees.)		4,305.83	273,046.20
04/10/2026	100544	REMSON AQUATICS	Invoice: 119120 (Reference: April Lake Maintenance.) Invoice: 119193 (Reference: Stormwater P...		12,553.00	260,493.20
04/10/2026	100545	GHS ENVIRONMENTAL, LLC	Invoice: 2026-269 (Reference: Apr26 Meter Readings.)		225.00	260,268.20
04/10/2026	100546	Galaxy Pro Pools LLC	Invoice: 4455 (Reference: April 2026 Routine Pool and splash pad Services 3 visits per week.) ...		2,226.25	258,041.95
04/10/2026	041026PR1	ANNA RAMIREZ	Payroll 03/23/26 - 4/05/26		2,461.60	255,580.35
04/10/2026	041026PR2	Engage PEO	Payroll 03/23/26 - 4/05/26		847.19	254,733.16
04/13/2026	01ACH041326	TECO	12821 Balm Riverview Road Well 02.14.26- 03.16.26		78.72	254,654.44
04/14/2026	01ACH041426	TECO	Summary Bill 02.17.26- 03.17.26		2,991.59	251,662.85
04/14/2026	02ACH041426	FCC Environmental Services Florida LLC	Reference: Trash Service Apr26.		295.44	251,367.41
04/16/2026	2780	Galaxy Pro Pools LLC	Reference: Chemical labels for acid and chlorine		490.00	250,877.41
04/16/2026	2781	HOME TEAM PEST DEFENSE	Reference: Rodent Service- Ongoing		30.30	250,847.11
04/16/2026	100547	REMSON AQUATICS	Invoice: 119194 (Reference: Fish Stocking.)		3,629.00	247,218.11
04/21/2026	2782	Abigaily Spiess	Payroll Monitor 04/16/26 - 04/19/26		408.75	246,809.36
04/21/2026	2783	Ethan Spiess	Payroll Monitor 04/16/26 - 04/19/26		333.75	246,475.61
04/21/2026	100548	STRALEY ROBIN VERICKER	Invoice: 28269 (Reference: Legal Services Mar 26.)		1,421.50	245,054.11
04/23/2026	01ACH042326	TECO	Summary Bill 01.16.26- 02.16.26		20,358.95	224,695.16
04/24/2026	100549	Galaxy Pro Pools LLC	Invoice: 4479 (Reference: 24" x 36" Vertical POOL RULES Sign (FL) with install..)		200.00	224,495.16
04/24/2026	01ACH042426	BANK UNITED VISA CC			3,889.58	220,605.58
04/24/2026	042426PR1	ANNA RAMIREZ	Payroll 4/06/26 - 4/19/26		2,411.59	218,193.99
04/24/2026	042426PR2	Engage PEO	Payroll 4/06/26 - 4/19/26		847.21	217,346.78
04/27/2026	100550	Hanley Pools LLC	Invoice: 1427 (Reference: Pool Repairs.)		3,609.00	213,737.78
04/28/2026	01ACH042826	FRONTIER COMMUNICATIONS	Internet/Phone 04.01.26- 04.30.26		256.69	213,481.09
04/29/2026	100551	Yard-Nique, Inc.	Invoice: ASI 198420 (Reference: 2026 Landscape Maintenance Panther Trace II CDD April 2026.)		22,388.00	191,093.09
04/29/2026	2784	Construct 4 U, LLC	Tile and grout Cleaning Deposit		720.00	190,373.09
04/30/2026	2785	Construct 4 U, LLC	Tile cleaning final payment		480.00	189,893.09
04/30/2026			Interest	31.28		189,924.37
04/30/2026		End of Month		1,050,031.28	895,586.55	189,924.37
05/05/2026	100552	GHS ENVIRONMENTAL, LLC	Invoice: 2026-318 (Reference: Monthly Meter Readings.)		225.00	189,699.37
05/05/2026	100553	Galaxy Pro Pools LLC	Invoice: 4512 (Reference: May 2026 Routine Pool and splash pad Services.)		2,126.25	187,573.12
05/05/2026	100554	Hanley Pools LLC	Invoice: 1448 (Reference: Repair approx. 100 ft of pavers.)		1,350.00	186,223.12
05/05/2026	100555	VANGUARD CLEANING SYSTEMS	Invoice: 117344 (Reference: May (5/1/2026 - 5/31/2026) Monthly Service Charge.)		410.00	185,813.12
05/07/2026	01ACH050726	BOCC	11518 Newgate Crest Dr 03.25.26- 04.24.26		1,527.21	184,285.91



Date	Number	Name	Memo	Deposits	Payments	Balance
05/08/2026	050826PR1	ANNA RAMIREZ	Payroll 04/20/26 - 5/03/26		2,461.59	181,824.32
05/08/2026	050826PR2	Engage PEO	Payroll 04/20/26 - 5/03/26		847.21	180,977.11
05/11/2026	2786	Ethan Spiess	Payroll Monitor 9/22/25 - 10/05/25		442.50	180,534.61
05/11/2026	100556	REMSON AQUATICS	Invoice: 119204 (Reference: May Lake Maintenance.)		1,585.00	178,949.61
05/13/2026	100557	Ethan Spiess	Invoice: 1679 (Reference: Pool Monitor 4/20/26 - 5/3/26.)		585.00	178,364.61
05/13/2026	100558	Abigail Spiess	Invoice: 050125 (Reference: 4/20/26 - 5/3/26.)		405.00	177,959.61
05/13/2026	100559	Vesta District Services	Invoice: 432476 (Reference: Management fee services May26.)		4,305.83	173,653.78
05/13/2026	100560	Ja'Meyre Wallace	Invoice: 1681 (Reference: Pool Monitor 4/20/26 - 5/3/26.)		120.00	173,533.78
05/13/2026	01ACH051326	TECO	12821 Balm Riverview Road Well 03.17.26- 04.15.26		337.98	173,195.80
05/14/2026	01ACH051426	FCC Environmental Services Florida LLC	Reference: Trash Service May26. 05/01/26 - 05/31/26 4 Yard Front Load - MSW		289.16	172,906.64
05/14/2026	02ACH051426	TECO	Summary Bill 03.18.26- 04.16.26		2,991.59	169,915.05
05/15/2026	100561	STRALEY ROBIN VERICKER	Invoice: 28329 (Reference: Legal Services Apr 26.)		884.50	169,030.55
05/15/2026	051526BOS1	Engage PEO	BOS MTG 4/27/26		172.40	168,858.15
05/15/2026	051526BOS2	Geraldine Peterkin	BOS MTG 4/27/26		184.70	168,673.45
05/15/2026	95	JEFFREY A. SPIESS	BOS MTG 4/27/26		184.70	168,488.75
05/15/2026	051526BOS3	Rowland C. Miner	BOS MTG 4/27/26		184.70	168,304.05
05/15/2026	051526BOS4	Steven T. Russell	BOS MTG 4/27/26		184.70	168,119.35
05/19/2026	100562	REMSON AQUATICS	Invoice: 119275 (Reference: Mobilize an amphibious aquatic vegetation removal machine and suppor...		3,821.00	164,298.35
05/20/2026	100563	Abigail Spiess	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		997.50	163,300.85
05/20/2026	100564	Jalyn Wallace	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		360.00	162,940.85
05/20/2026	100565	Ja'Meyre Wallace	Invoice: 051826- (Reference: 5/4/26 - 5/17/26.)		630.00	162,310.85
05/20/2026	100566	Ethan Spiess	Invoice: 051826- (Reference: 05/04/26 - 05/17/26.)		461.25	161,849.60
05/20/2026	100567	Hanley Pools LLC	Invoice: 1492 (Reference: Vacuum pump repair.)		275.00	161,574.60
05/22/2026	052226PR1	ANNA RAMIREZ	Payroll 5/06/26 - 5/17/26		2,411.58	159,163.02
05/22/2026	052226PR2	Engage PEO	Payroll 5/06/26 - 5/17/26		847.23	158,315.79
05/26/2026	01ACH052626	TECO	Summary Bill 01.16.26- 02.16.26		20,725.44	137,590.35
05/26/2026	02ACH052626	BANK UNITED VISA CC			654.25	136,936.10
05/27/2026	01ACH052726	FRONTIER COMMUNICATIONS	Internet/Phone 05.01.26- 05.31.26		256.47	136,679.63
05/27/2026	052726ACH1	HILLSBOROUGH COUNTY HEALTH DEPT.	Panther Trace 2 Pool Permits		675.35	136,004.28
05/29/2026	100568	BUSINESS OBSERVER	Invoice: 26-01760H (Reference: Legal Advertising.) Invoice: 26-01762H (Reference: Legal Adver...		170.62	135,833.66
05/29/2026	100569	Yard-Nique, Inc.	Invoice: ASI 205084 (Reference: #140900 - 2026 Landscape Maintenance Panther Trace II CDD May 20...		22,388.00	113,445.66
05/29/2026	052926BOS1	Engage PEO	BOS MTG 5/18/26		172.40	113,273.26
05/29/2026	052926BOS2	Geraldine Peterkin	BOS MTG 5/18/26		184.70	113,088.56
05/29/2026	96	JEFFREY A. SPIESS	BOS MTG 5/18/26		184.70	112,903.86
05/29/2026	052926BOS3	Rowland C. Miner	BOS MTG 5/18/26		184.70	112,719.16
05/29/2026	052926BOS4	Steven T. Russell	BOS MTG 5/18/26		184.70	112,534.46
05/29/2026			Interest	15.06		112,549.52
05/31/2026		End of Month		15.06	77,389.91	112,549.52





EXHIBIT 9



Communication with Those Charged with Governance

Panther Trace II Community Development District

We have audited the financial statements of Panther Trace II Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated May 26, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Panther Trace II Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Panther Trace II Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.



Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 26, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Panther Trace II Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
May 26, 2026

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025



**PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Panther Trace II Community Development District
Hillsborough County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Panther Trace II Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.



Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 26, 2026, on our consideration of the Panther Trace II Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 26, 2026, on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 26, 2026



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Panther Trace II Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,747,992.
- The change in the District's total net position in comparison with the prior fiscal year was (\$570,289), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,932,589. A portion of fund balance is restricted for unspendable deposits and prepaid items, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 1,947,440	\$ 1,784,736
Capital assets	10,594,451	11,888,177
Total assets	12,541,891	13,672,913
Current liabilities	683,107	691,761
Long-term liabilities	6,110,792	6,662,871
Total liabilities	6,793,899	7,354,632
Net position		
Net invested in capital assets	3,928,659	4,690,306
Restricted for debt service	672,430	623,234
Unrestricted	1,146,903	1,004,741
Total net position	\$ 5,747,992	\$ 6,318,281

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 2,032,273	\$ 1,914,994
General revenues	59,621	107,742
Total revenues	2,091,894	2,022,736
Expenses		
General government	132,118	123,857
Maintenance and operations	2,032,185	1,986,805
Culture and recreation	211,300	206,537
Interest on long-term debt	286,580	305,119
Total expenses	2,662,183	2,622,318
Change in net position	(570,289)	(599,582)
Net position - beginning of year	6,318,281	6,917,863
Net position - end of year	\$ 5,747,992	\$ 6,318,281



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,662,182, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$10,594,451 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$6,665,792 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Panther Trace II Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 1,149,494
Assessments receivable	13,476
Deposits	2,867
Prepaid items	1,515
Restricted Assets:	
Investments	780,088
Capital assets:	
Non-depreciable	706,740
Depreciable	9,887,711
TOTAL ASSETS	<u><u>\$ 12,541,891</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 14,851
Accrued interest payable	113,256
Bonds payable, due within one year	555,000
Bonds payable, due in more than one year	6,110,792
TOTAL LIABILITIES	<u><u>6,793,899</u></u>
NET POSITION	
Net investment in capital assets	3,928,659
Restricted for:	
Debt service	672,430
Unrestricted	1,146,903
TOTAL NET POSITION	<u><u>\$ 5,747,992</u></u>

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 132,118	\$ 132,118	\$ -	\$ -
Maintenance and operations	2,032,185	820,999	-	(1,211,186)
Culture and recreation	211,300	211,300	-	-
Interest on long-term debt	286,580	837,782	30,074	581,276
Total governmental activities	\$ 2,662,183	\$ 2,002,199	\$ 30,074	(629,910)
General revenues:				
				58,286
				1,335
				<u>59,621</u>
				(570,289)
				<u>6,318,281</u>
				<u>\$ 5,747,992</u>

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
<u>ASSETS</u>			
Cash and cash equivalents	\$ 1,149,494	\$ -	\$ 1,149,494
Investments	-	780,088	780,088
Assessments receivable	7,878	5,598	13,476
Deposits	2,867	-	2,867
Prepaid items	1,515	-	1,515
TOTAL ASSETS	<u>\$ 1,161,754</u>	<u>\$ 785,686</u>	<u>\$ 1,947,440</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 14,851	\$ -	\$ 14,851
TOTAL LIABILITIES	<u>14,851</u>	<u>-</u>	<u>14,851</u>
FUND BALANCES			
Nonspendable:			
Deposits and prepaid items	4,382	-	4,382
Assigned to:			
Operating reserves	288,834	-	288,834
Maintenance reserves	424,140	-	424,140
Restricted for:			
Debt service	-	785,686	785,686
Unassigned	429,547	-	429,547
TOTAL FUND BALANCES	<u>1,146,903</u>	<u>785,686</u>	<u>1,932,589</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,161,754</u>	<u>\$ 785,686</u>	<u>\$ 1,947,440</u>

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,932,589
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	37,960,645
Less accumulated depreciation	(27,366,194)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(113,256)
Original issue discount	29,208
Governmental bonds payable	<u>(6,695,000)</u>
Net Position of Governmental Activities	<u><u>\$ 5,747,992</u></u>

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
REVENUES			
Assessments	\$1,164,417	\$ 837,782	\$ 2,002,199
Investment earnings	58,286	30,074	88,360
Miscellaneous revenue	1,335	-	1,335
TOTAL REVENUES	<u>1,224,038</u>	<u>867,856</u>	<u>2,091,894</u>
EXPENDITURES			
General government	132,118	-	132,118
Maintenance and operations	659,178	-	659,178
Culture and recreation	161,741	-	161,741
Capital outlay	128,840	-	128,840
Debt			
Principal	-	535,000	535,000
Interest expense	-	291,667	291,667
TOTAL EXPENDITURES	<u>1,081,877</u>	<u>826,667</u>	<u>1,908,544</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>142,161</u>	<u>41,189</u>	<u>183,350</u>
FUND BALANCE			
Beginning of year	<u>1,004,742</u>	<u>744,497</u>	<u>1,749,239</u>
End of year	<u>\$1,146,903</u>	<u>\$ 785,686</u>	<u>\$ 1,932,589</u>

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ 183,350
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	128,840
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	535,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(1,422,566)
Change in accrued interest payable	8,008
Provision for amortization of bond discount	(2,921)
Change in Net Position of Governmental Activities	\$ (570,289)

The accompanying notes are an integral part of this financial statement



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Panther Trace II Community Development District (the District) was created by Ordinance No. 03-22 of the Board of County Commissioners of Hillsborough County, Florida, effective September 8, 2003, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through April 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 40
Land improvements	25
Building	40
Recreational facilities	10 - 15
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligation CL Y	\$ 780,088	S&P AAAm	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 780,088</u>		



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 577,900	\$ -	\$ -	\$ 577,900
Construction in process	-	128,840	-	128,840
Total capital assets, not being depreciated	<u>577,900</u>	<u>128,840</u>	<u>-</u>	<u>706,740</u>
Capital assets, being depreciated				
Infrastructure	34,669,835	-	-	34,669,835
Improvements other than buildings	497,936	-	-	497,936
Buildings	589,978	-	-	589,978
Recreational facilities	1,154,881	-	-	1,154,881
Equipment	341,275	-	-	341,275
Total capital assets, being depreciated	<u>37,253,905</u>	<u>-</u>	<u>-</u>	<u>37,253,905</u>
Less accumulated depreciation for:				
Infrastructure	24,127,325	1,338,341	-	25,465,666
Improvements other than buildings	361,310	19,917	-	381,227
Buildings	275,318	14,749	-	290,067
Recreational facilities	894,066	40,655	-	934,721
Equipment	285,609	8,904	-	294,513
Total accumulated depreciation	<u>25,943,628</u>	<u>1,422,566</u>	<u>-</u>	<u>27,366,194</u>
Total capital assets, being depreciated - net	<u>11,310,277</u>	<u>(1,422,566)</u>	<u>-</u>	<u>9,887,711</u>
Governmental activities capital assets - net	<u>\$ 11,888,177</u>	<u>\$ (1,293,726)</u>	<u>\$ -</u>	<u>\$10,594,451</u>

Depreciation expense of \$1,422,566 was charged to maintenance and operations and culture and recreation in the amount of \$1,373,007 and \$49,559, respectively.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – LONG-TERM LIABILITIES

\$11,775,000 Special Assessment Revenue Refunding Bonds, Series 2014 – On September 26, 2014, the District issued \$11,775,000 in Special Assessment Revenue Refunding Bonds, Series 2014. The Bonds were issued to refund the outstanding portion of the District’s outstanding Special Assessment Revenue Bonds, Series 2005A (the “Refunded Bonds”). The Bonds are payable in annual principal installments through May 2035. The Bonds bear interest ranging from 2.0% to 4.125% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 1, 2015.

The Series 2014 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Revenue Refunding Bonds, Series 2014	\$ 7,230,000	\$ -	\$ 535,000	\$ 6,695,000	\$ 555,000
	7,230,000	-	535,000	6,695,000	555,000
Unamortized bond discount	(32,129)	-	(2,921)	(29,208)	-
	<u>\$ 7,197,871</u>	<u>\$ -</u>	<u>\$ 532,079</u>	<u>\$ 6,665,792</u>	<u>\$ 555,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 555,000	\$ 272,406	\$ 827,406
2027	580,000	250,206	830,206
2028	600,000	227,006	827,006
2029	625,000	203,006	828,006
2030	650,000	178,006	828,006
2031-2035	3,685,000	468,598	4,153,598
	<u>\$ 6,695,000</u>	<u>\$ 1,599,228</u>	<u>\$ 8,294,228</u>



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Assessments	\$ 1,152,034	1,156,539	1,164,417	7,878
Investment earnings	300	58,286	58,286	-
Miscellaneous revenue	3,000	1,585	1,335	(250)
TOTAL REVENUES	1,155,334	1,216,410	1,224,038	7,628
 EXPENDITURES				
Current				
General government	143,331	129,325	132,118	(2,793)
Maintenance and operations	743,327	659,155	659,178	(23)
Culture and recreation	268,676	288,964	161,741	127,223
Capital outlay	-	-	128,840	(128,840)
TOTAL EXPENDITURES	1,155,334	1,077,444	1,081,877	(4,433)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -	\$ 138,966	142,161	\$ 3,195
 FUND BALANCES				
Beginning of year			1,004,742	
End of year			\$ 1,146,903	



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Panther Trace II Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Panther Trace II Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Panther Trace II Community Development District's basic financial statements and have issued our report thereon dated May 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 26, 2026



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Panther Trace II Community Development District
Hillsborough County, Florida

We have examined Panther Trace II Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Panther Trace II Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 26, 2026



Management Letter

To the Board of Supervisors
Panther Trace II Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Panther Trace II Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 26, 2026.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.



Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Panther Trace II Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 6.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$71,071.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$96,372.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes, as included on page 26.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Panther Trace II Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$425 to \$1,696 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,002,199.
- c. The total amount of outstanding bonds issued by the District as \$6,695,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 26, 2026